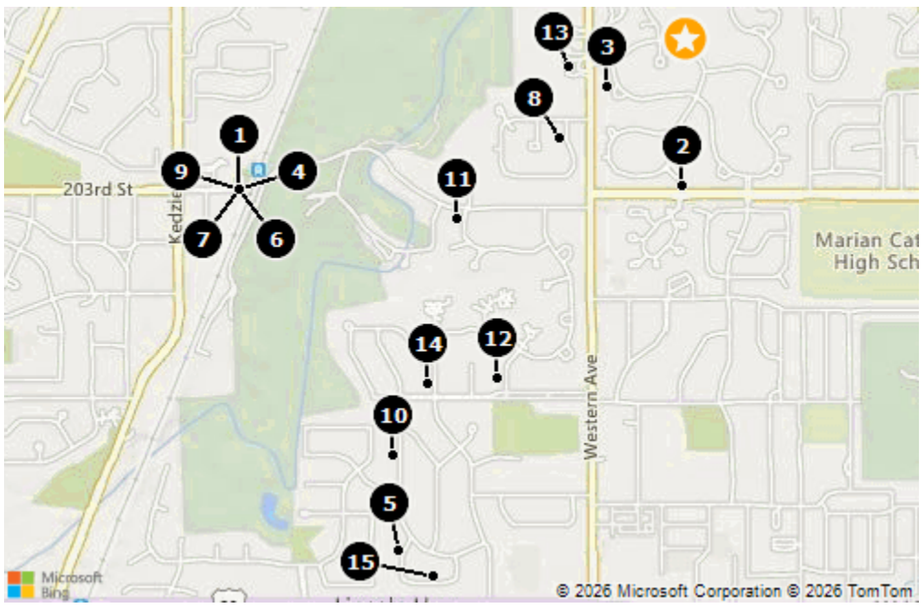
ICE SiteX Report

OrderID: 97725996

SiteX Property Information Report



Subject Property Location

23 GRAYMOOR LN, OLYMPIA FIELDS, IL 60461-1212

County:	**COOK IL**	Census Tract:	170318293.011016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-18-103-005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	27	Common Confidence Score:	24
Value Range:	$269,370 - $468,630	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	12022
Assd Land Value:	$10,584	Market Land Value:	$105,840	Tax Year:	2023
Assd Improvement:	$16,416	Market Improvment Value:	$164,160	Total Taxable Value:	$8,802
Total Assessed Value:	$27,000	Total Assessor Market Value:	$270,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 12 Subdivision: GRAYMOOR SUB Sec/Twnship/Range: SEC 18 TWN 35N RNG 14E
Abbreviated Description: (GRAYMOOR) SUB OF N 50ACS OF WH OF NW & OF EH OF NW N H SEC 18-35-14
City/Muni/Twp: BLOOM

Property Characteristics

Lot Size:	30,240 SF	Bedrooms:	4	Pool:	
Building Area:	1914 SF	Baths:	2	Fireplace:	2
Year Built:	1959	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/10/2022	Loan Amount:	N/A
Document #:	2206907395 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 48 Subdivision: GRAYMOOR Sec/Twnship/Range: E2NW4N2NW4 S18T35NR14E 3PM
City/Muni/Twp: OLYMPIA FIELDS

Prior Transfer

Recording Date:	10/18/2019	Sales Price:	$218,960
Document #:	1929155051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/31/2018	Sales Price:	$332,000
Document #:	1824308126 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2018	Sales Price:	$223,000
Document #:	1822945023 BK-PG -	Type of Sale:	Sales Price Rounded from Tax

ICE SiteX Report

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Contract Date: 08/08/2018
Document Type:
Legal Description:
Lot: 48 Subdivision: GRAYMOOR A SUBDIVISION Sec/Twnship/Range: E2NW4&W2NW4 S18T35NR14E 3PM

Prior Transfer

Recording Date: 01/16/2015 | Sales Price: $332,000
Document #: 1501647092 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 12/27/2010 | Sales Price: $332,000
Document #: 1036122020 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Mortgage Record

Recording Date: 03/16/2006 | Loan Amount: N/A
Document #: 0607527081 BK-PG - | Loan Type: Credit Line (Revolving)
TD Due Date: 06/07/2031 | Type Finance:
Legal Description:
Lot: 48 Subdivision: GRAYMOOR
Abbreviated Description: E2 NW4 & N50 AC W2 NW4 SEC18 TWP35N RNG14E 3P

Mortgage Record

Recording Date: 03/16/2006 | Loan Amount: N/A
Document #: 0607527080 BK-PG - | Loan Type: Negative Amortization
TD Due Date: 04/01/2036 | Type Finance: ADJ
Legal Description:
Lot: 48 Subdivision: GRAYMOOR
Abbreviated Description: E2 NW4 & N50 AC W2 NW4 SEC18 TWP35N RNG14E 3P

Mortgage Record

Recording Date: 09/26/2005 | Loan Amount: N/A
Document #: 0526926135 BK-PG - | Loan Type: Stand Alone Second
TD Due Date: 09/01/2035 | Type Finance:
Legal Description:
Lot: 48 Subdivision: GRAYMOOR
Abbreviated Description: E2 NW4 & N50 AC W2 NW4 SEC18 TWP35N RNG14E 3P

Prior Transfer

Recording Date: 09/26/2005 | Sales Price: $412,000
Document #: 0526926133 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/26/2005
Document Type:
Legal Description:
Lot: 48 Subdivision: GRAYMOOR
Abbreviated Description: E2 NW4 & N50 AC W2 NW4 SEC18 TWP35N RNG14E 3P

Prior Transfer

Recording Date: 08/01/2005 | Sales Price: $412,000
Document #: 1822945023 BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
District: 12 Subdivision: GRAYMOOR SUB Sec/Twnship/Range: SEC 18 TWN 35N RNG 14E
Abbreviated Description: (GRAYMOOR) SUB OF N 50ACS OF WH OF NW & OF EH OF NW N H SEC 18-35-14
City/Muni/Twp: BLOOM

Mortgage Record

Recording Date: 10/21/2002 | Loan Amount: N/A
Document #: 0021149032 BK-PG - | Loan Type: Unknown
TD Due Date: 11/01/2017 | Type Finance:
Legal Description:
Lot: 48 Subdivision: GRAYMOOR
Abbreviated Description: NORTH50 AC W2 NW4 & E2 NW4 SEC18 TWP35N RNG14E 3P

Prior Transfer

Recording Date: 09/18/1997 | Sales Price: N/A
Document #: 97688928 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 09/13/1997
Document Type:
Legal Description:
Lot: 48 Subdivision: GRAYMOOR Sec/Twnship/Range: W2NW4 S18T35NR14E 3P
Abbreviated Description: EAST2 NW4 & N50 AC SEC18

Area Sales Analysis

Total Area Sales	$5,654,900	Median # of Bedrooms	4
Median Lot Size	17,535 SF	Median # of Baths	2
Median Living Area	2,311 SF	Median Year Built	1966
Price Range - 2 Yrs	$210,000 to $580,000	Age Range	37 years to 69 years
Median Value	$353,500	Median Age	60 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.92Mi.	**2509 207TH ST**	05/13/2026	$415,000	$158	2620	8/4/1	1970	17,700 SF	

ICE SiteX Report

OrderID: 97725996

		OLYMPIA FIELDS, IL 60461-1922							
	APN: 31-13-400-156 Document #: 2613320063 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 98 Subdivision: OLYMPIA WOODS SECOND ADDITION MapRef: DOC 1602294 Sec/Twnship/Range: SE4 S13T35NR13E 3PM Abbreviated Description: Lot:98 Subdivision:OLYMPIA WOODS SECOND ADDITION Map Ref:DOC 1602294Sec/Twnship/Range:SE4 S13T35NR13E 3PM								
2	.36Mi.	**136 GRAYMOOR LN**	05/07/2026	$457,000	$175	2604	9/5/2	1970	21,651 SF
		OLYMPIA FIELDS, IL 60461-1220							
	APN: 32-18-105-042 Document #: 2612727017 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: GRAYMOOR ADDITION Sec/Twnship/Range: NW4 S18T35NR14E 3PM Abbreviated Description: Subdivision:GRAYMOOR ADDITION Sec/Twnship/Range:NW4 S18T35NR14E 3PM Abbreviated Description:PORTION LOT21								
3	.23Mi.	**31 GRAYMOOR LN**	04/17/2026	$370,000	$175	2107	8/4/2	1957	41,600 SF
		OLYMPIA FIELDS, IL 60461-1209							
	APN: 32-18-105-002 Document #: 2610723123 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Subdivision: GRAYMOOR MapRef: DOC 15576614 Sec/Twnship/Range: W2NW4E2NW4 S18T35NR14E 3PM Abbreviated Description: Lot:27 Subdivision:GRAYMOOR Map Ref:DOC 15576614Sec/Twnship/Range:W2NW4E2NW4 S18T35NR14E 3PM								
4	1.02Mi.	**2724 CHARIOT LN**	04/01/2026	$305,000	$131	2311	8/4/2	1963	15,000 SF
		OLYMPIA FIELDS, IL 60461-1515							
	APN: 31-13-400-198 Document #: 2609102361 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: OLYMPIA FIELDS FAIRWAY ESTATES MapRef: DOC LR1887172 Sec/Twnship/Range: S13&S24 T35NR13E 3PM Abbreviated Description: Lot:31 Subdivision:OLYMPIA FIELDS FAIRWAY ESTATES Map Ref:DOC LR1887172Sec/Twnship/Range:S13&S24 T35NR13E 3PM								
5	1.43Mi.	**21008 APOLLO CIR**	03/27/2026	$322,000	$277	1159	8/3/2	1974	17,535 SF
		OLYMPIA FIELDS, IL 60461-1831							
	APN: 31-24-208-009 Document #: 2608627025 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 9 Block: 2 Subdivision: ATHENIA PARK MapRef: DOC 16734380 Sec/Twnship/Range: NE4 S24T35NR13E 3PM Abbreviated Description: Lot:9 Block:2 Subdivision:ATHENIA PARK Map Ref:DOC 16734380Sec/Twnship/Range:NE4 S24T35NR13E 3PM								
6	.37Mi.	**2450 SAINT ANDREWS DR**	03/03/2026	$495,000	$130	3800	9/4/3	1988	15,000 SF
		OLYMPIA FIELDS, IL 60461-1163							
	APN: 31-13-203-005 Document #: 2606226205 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6 Subdivision: THE GREENS SUBDIVISION PHASE 1 Sec/Twnship/Range: E2 S13T35NR13E 3PM Abbreviated Description: Lot:6 Subdivision:THE GREENS SUBDIVISION PHASE 1 Sec/Twnship/Range:E2 S13T35NR13E 3PM								
7	1.03Mi.	**2716 CHARIOT LN**	02/25/2026	$353,500	$153	2300	8/5/2	1963	15,000 SF
		OLYMPIA FIELDS, IL 60461-1515							
	APN: 31-13-400-199 Document #: 2605611014 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: OLYMPIA FIELDS FAIRWAY ESTATES MapRef: DOC 1887172 Sec/Twnship/Range: S13&S24 T35NR13E 3PM Abbreviated Description: Lot:30 Subdivision:OLYMPIA FIELDS FAIRWAY ESTATES Map Ref:DOC 1887172Sec/Twnship/Range:S13&S24 T35NR13E 3PM								
8	.39Mi.	**20194 AUGUSTA DR**	01/16/2026	$538,000	$137	3907	10/5/3	1989	16,740 SF
		OLYMPIA FIELDS, IL 60461-1156							
	APN: 31-13-204-023 Document #: 2601622016 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: THE GREENS SUBDIVISION Phase No: II MapRef: DOC 89241550 Sec/Twnship/Range: E2E2 S13T35NR13E 3PM Abbreviated Description: Lot:47 Subdivision:THE GREENS SUBDIVISION Phase No:II Map Ref:DOC 89241550Sec/Twnship/Range:E2E2 S13T35NR13E 3PM								
9	1.16Mi.	**20801 ALEXANDER ST**	12/15/2025	$337,500	$92	3630	9/6/3	1966	15,156 SF
		OLYMPIA FIELDS, IL 60461-1806							
	APN: 31-24-202-009 Document #: 2534902354 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 5 Subdivision: ATHENIA PARK MapRef: DOC 16734380 Sec/Twnship/Range: NE4 S24T35NR13E 3PM Abbreviated Description: Lot:5 Block:5 Subdivision:ATHENIA PARK Map Ref:DOC 16734380Sec/Twnship/Range:NE4 S24T35NR13E 3PM								
10	1.23Mi.	**20800 CORINTH RD**	12/10/2025	$315,000	$138	2280	8/4/2	1967	15,300 SF
		OLYMPIA FIELDS, IL 60461-1871							
	APN: 31-24-201-009 Document #: 2534422005 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Block: 1 Subdivision: ATHENIA PARK MapRef: DOC 16734380 Sec/Twnship/Range: NE4 S24T35NR13E 3PM Abbreviated Description: Lot:8 Block:1 Subdivision:ATHENIA PARK Map Ref:DOC 16734380Sec/Twnship/Range:NE4 S24T35NR13E 3PM								
11	.7Mi.	**2592 OAKWOOD DR**	12/04/2025	$210,000	$94	2227	8/4/3	1957	29,817 SF
		OLYMPIA FIELDS, IL 60461-1527							
	APN: 31-13-400-094 Document #: 2533807071 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Subdivision: OLYMPIA WOODS MapRef: DOC 1458308 Sec/Twnship/Range: S13T35NR13E 3PM Abbreviated Description: Subdivision:OLYMPIA WOODS Map Ref:DOC 1458308Sec/Twnship/Range:S13T35NR13E 3PM Abbreviated Description:PORTION LOT24								
12	.94Mi.	**690 BIRCH LN**	12/01/2025	$447,000	$139	3208	8/6/3	1961	23,640 SF
		OLYMPIA FIELDS, IL 60461-1502							
	APN: 31-13-400-179 Document #: 2533523055 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 107 Subdivision: OLYMPIA WOODS SECOND ADDITION MapRef: DOC 1602294 Sec/Twnship/Range: SE4 S13T35R13E 3PM Abbreviated Description: Lot:107 Subdivision:OLYMPIA WOODS SECOND ADDITION Map Ref:DOC 1602294Sec/Twnship/Range:SE4 S13T35R13E 3PM								
13	.3Mi.	**20020 WESTERN AVE**	09/29/2025	$580,000	$107	5372	9/6/4	1970	142,093 SF
		OLYMPIA FIELDS, IL 60461-1207							
	APN: 31-13-201-008 Document #: 2527220016 Document Type: Price Code: D Land Use: Single Family Residential Legal: Sec/Twnship/Range: S2E2NE4NE4 S13T35NR143E 3PM Abbreviated Description: Sec/Twnship/Range:S2E2NE4NE4 S13T35NR143E 3PM								
14	1.05Mi.	**816 BROOKWOOD DR**	09/18/2025	$269,900	$171	1574	6/4/2	1957	22,800 SF
		OLYMPIA FIELDS, IL 60461-1531							
	APN: 31-13-400-100 Document #: 2526110196 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 123 Subdivision: OLYMPIA WOODS SECOND ADDITION MapRef: DOC 1602294 Sec/Twnship/Range: SE4 S13T35NR13E 3PM Abbreviated Description: Lot:123 Subdivision:OLYMPIA WOODS SECOND ADDITION Map Ref:DOC 1602294Sec/Twnship/Range:SE4 S13T35NR13E 3PM								

ICE SiteX Report

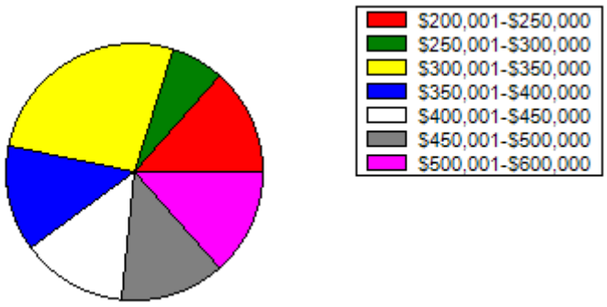
OrderID: 97725996

15	1.44Mi.	**2709 APOLLO CIR** **OLYMPIA FIELDS, IL 60461-1808**	08/26/2025	$240,000	$135	1777	7/3/2	1966	15,548 SF

APN: 31-24-209-011 Document #: 2523811020
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7 Block: 3 Subdivision: ATHENIA PARK Sec/Twnship/Range: NE4 S24T35NR11E 3PM Abbreviated Description: Lot:7 Block:3
Subdivision:ATHENIA PARK Sec/Twnship/Range:NE4 S24T35NR11E 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.	**23 GRAYMOOR LN**	**08/01/2005**	$270,000	$27,000	1,914	/4/2	1959	30,240 SF	
.03Mi.	**22 GRAYMOOR LN**	**11/16/2021**	$310,000	$31,000	2,586	8/5/4	1962	38,940 SF	
.03Mi.	**25 GRAYMOOR LN**	**03/02/2020**	$340,010	$34,001	3,027	9/5/2	1957	34,770 SF	
.05Mi.	**21 GRAYMOOR LN**	**08/01/2009**	$350,000	$35,000	4,264	10/5/3	1956	33,388 SF	
.05Mi.	**24 GRAYMOOR LN**	**09/20/2019**	$304,660	$30,466	2,462	8/4/3	1963	42,800 SF	
.06Mi.	**14 GRAYMOOR LN**	**10/07/1992**	$520,000	$52,000	5,687	11/5/3	1995	34,200 SF	
.06Mi.	**26 GRAYMOOR LN**	**01/08/2024**	$300,000	$30,000	3,006	9/5/2	1956	27,180 SF	
.08Mi.	**27 GRAYMOOR LN**	**02/17/2016**	$274,150	$27,415	2,724	9/5/2	1958	28,750 SF	
.09Mi.	**20 GRAYMOOR LN**	**06/23/2020**	$400,000	$40,000	4,004	10/6/3	1966	1 SF	
.09Mi.	**18 GRAYMOOR LN**	**03/09/2018**	$316,530	$31,653	2,369	9/5/3	1958	1 SF	
.09Mi.	**28 GRAYMOOR LN**	**09/01/2010**	$270,000	$27,000	1,800	7/4/2	1961	21,760 SF	
.09Mi.	**12 GRAYMOOR LN**	**04/30/2014**	$230,140	$23,014	1,161	7/3/2	1957	38,000 SF	
.09Mi.	**13 GRAYMOOR LN**	**03/15/2019**	$340,000	$34,000	2,227	8/4/2	1957	38,325 SF	
.1Mi.	**98 GRAYMOOR LN**	**10/10/2018**	$233,850	$23,385	1,746	8/4/3	1959	32,890 SF	
.11Mi.	**96 GRAYMOOR LN**	**09/01/2011**	$365,010	$36,501	3,623	9/4/3	1959	25,270 SF	
.11Mi.	**43 GRAYMOOR LN**	**04/01/2011**	$300,000	$30,000	2,634	8/4/2	1957	40,488 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	45.6 years old	Households:	2,005
Median Household Income:	$89,441	Households w/Family:	54%
Household Income Per Capita:	$47,128	Households w/Family Married:	35%
Most Common Education Level:	Some College	Households w/Family Children:	25%

School District

School District Zone:	Homewood-Flossmoor Community High School District 233	Students:	2,707
Number of Schools:	1	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.72Mi.	**Homewood-Flossmoor High School** Number of Students: 2,707 Student-Teacher Ratio: 14.32 Advanced Placement: Yes	B+	Public	9 - 12
1.33Mi.	**Western Avenue Elementary School** Number of Students: 499 Student-Teacher Ratio: 15.97	C+	Public	PK - 5
1.33Mi.	**Western Avenue Elementary School** Number of Students: 499 Student-Teacher Ratio: 15.97	C+	Public	PK - 5

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1.51Mi. **Parker Junior High School** Number of Students: 822 Student-Teacher Ratio: 12.45		B-	Public	6 - 8
1.51Mi. **Parker Junior High School** Number of Students: 822 Student-Teacher Ratio: 12.45		B-	Public	6 - 8
1.72Mi. **Homewood-Flossmoor High School** Number of Students: 2,707 Student-Teacher Ratio: 14.32 Advanced Placement: Yes		B+	Public	9 - 12

Flood Report

The Subject Property of **23 GRAYMOOR LN, OLYMPIA FIELDS, IL 60461-1212** 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	102%	SIMILAR
BURGLARY	129%	HIGHER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	144%	NOTABLY HIGHER
MURDER	62%	NOTABLY LOWER
OVERALL	75%	NOTABLY LOWER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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