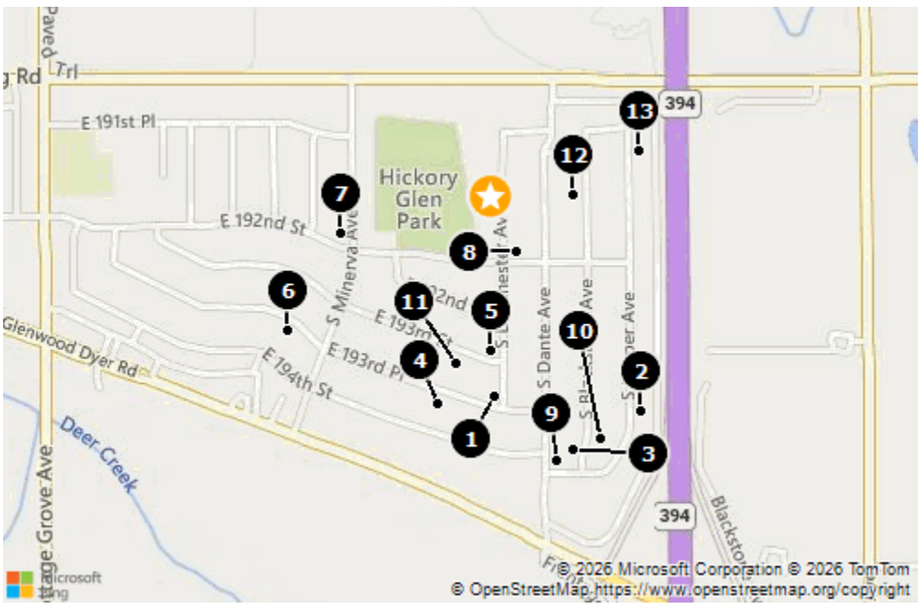
ICE SiteX Report

OrderID: 98444435

SiteX Property Information Report



Subject Property Location

308 S DORCHESTER AVE, GLENWOOD, IL 60425-2050

County:	**COOK IL**	Census Tract:	170318287.023014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-11-204-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$190,000**	FSD:	18	Common Confidence Score:	37
Value Range:	$155,800 - $224,200	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	12016
Assd Land Value:	$3,273	Market Land Value:	$32,730	Tax Year:	2024
Assd Improvement:	$20,728	Market Improvment Value:	$207,280	Total Taxable Value:	$10,425
Total Assessed Value:	$24,001	Total Assessor Market Value:	$240,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 12 Subdivision: BROOKWOOD POINT NUMBER5 Sec/Twnship/Range: SEC 11 TWN 35N RNG 14E

Abbreviated Description:	(BROOKWOOD) (POINT) (NUMBER5) SUB OF PT WH NE & PT EH NW SEC 11-35-14
City/Muni/Twp:	BLOOM

Property Characteristics

Lot Size:	7,700 SF	Bedrooms:	3	Pool:	
Building Area:	1663 SF	Baths:	2	Fireplace:	
Year Built:	1973	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:		Garage Type:	Attached	Heating:	Forced Air
Number of Stories:	S/L+A	Number of Cars:	2	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/21/2025	Sales Price:	N/A
Document #:	2505224018 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/20/2025	Sales Price:	N/A
Document #:	2505130136 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/29/2023	Sales Price:	$204,232
Document #:	2318012089 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/30/2023	Loan Amount:	N/A
Document #:	2303010183 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

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Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT NO 6 Sec/Twnship/Range: W2NE4&E2NE4 S11T36NR14E 3PM

Prior Transfer

Recording Date:	08/07/2019	Sales Price:	$208,000
Document #:	1921946255 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/11/2019		
Document Type:			

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT NO 5 Sec/Twnship/Range: W2NE4&E2NE4 S11T35NR14E 3PM

Prior Transfer

Recording Date:	07/11/2019	Sales Price:	$208,000
Document #:	1921946255 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 12 Subdivision: BROOKWOOD POINT NUMBER5 Sec/Twnship/Range: SEC 11 TWN 35N RNG 14E
Abbreviated Description: (BROOKWOOD) (POINT) (NUMBER5) SUB OF PT WH NE & PT EH NW SEC 11-35-14
City/Muni/Twp: BLOOM

Mortgage Record

Recording Date:	04/01/2019	Loan Amount:	N/A
Document #:	1909145036 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/21/2020	Type Finance:	

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT NO 5 Sec/Twnship/Range: W2NE4&E2NE4 S11T35NR14E 3PM

Mortgage Record

Recording Date:	04/01/2019	Loan Amount:	N/A
Document #:	1909145035 BK-PG -	Loan Type:	Unknown
TD Due Date:	03/21/2020	Type Finance:	

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT NO 5 Sec/Twnship/Range: W2NE4&E2NE4 S11T35NR14E 3PM

Prior Transfer

Recording Date:	03/22/2019	Sales Price:	$85,500
Document #:	1908157048 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/12/2019		
Document Type:			

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT NO 5 Sec/Twnship/Range: W2NE4&E2NE4 S11T35NR14E 3PM

Prior Transfer

Recording Date:	03/04/2019	Sales Price:	$85,101
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/06/2018	Sales Price:	N/A
Document #:	1824913062 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/16/2018		
Document Type:			

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT NO 5 Sec/Twnship/Range: W2NE4&E2NE4 S11T35R14E 3PM
City/Muni/Twp: GLENWOOD

Prior Transfer

Recording Date:	01/09/2014	Sales Price:	$140,000
Document #:	1400919102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/24/2003	Loan Amount:	N/A
Document #:	0030113647 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT #5 Sec/Twnship/Range: PART W2NE4 S11T35NR14E 3P
Abbreviated Description: PART E2 NE4 SEC11 TWP35N RNG14E 3P

Prior Transfer

Recording Date:	07/02/1997	Sales Price:	N/A
Document #:	97478748 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/23/1997		
Document Type:			

Legal Description:
Lot: 320 Subdivision: BROOKWOOD POINT #5 Sec/Twnship/Range: PART E2NW4 S11T35NR14E 3P
Abbreviated Description: PART W2 NE4 SEC11

Area Sales Analysis

Total Area Sales	$3,194,500	Median # of Bedrooms	4
Median Lot Size	7,645 SF	Median # of Baths	2
Median Living Area	1,672 SF	Median Year Built	1974
Price Range - 2 Yrs	$125,000 to $340,000	Age Range	48 years to 56 years
Median Value	$237,000	Median Age	52 years

ICE SiteX Report

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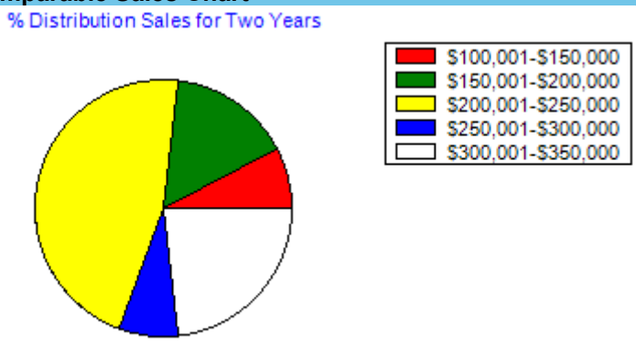
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1018 E 193RD PL** **GLENWOOD, IL 60425-2131**	09/16/2026	$240,000	$100	2385	8/4/2	1975	8,490 SF	
		APN: 32-11-113-031 Document #: 2625931105 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 488 Subdivision: BROOKWOOD POINT NO 8 Abbreviated Description: Lot:488 Subdivision:BROOKWOOD POINT NO 8 Abbreviated Description:STR: SW4NE4SE4NW4&NW4SE4 S11T35NR14E 3PM								
2	.32Mi.	**513 S HARPER AVE** **GLENWOOD, IL 60425-2144**	08/26/2026	$230,000	$203	1129	5/3/1	1976	7,630 SF	
		APN: 32-11-212-032 Document #: 2623802255 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 551 Subdivision: BROOKWOOD POINT NUMBER 9 MapRef: DOC LR 2612813 Sec/Twnship/Range: W2NE4 S11T35NR14E 3PM Abbreviated Description: Lot:551 Subdivision:BROOKWOOD POINT NUMBER 9 Map Ref:DOC LR 2612813Sec/Twnship/Range:W2NE4 S11T35NR14E 3PM								
3	.32Mi.	**532 S BLACKSTONE AVE** **GLENWOOD, IL 60425-2135**	08/26/2026	$240,000	$161	1483	5/3/2	1974	7,618 SF	
		APN: 32-11-209-018 Document #: 2623802069 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 612 Subdivision: BROOKWOOD POINT NUMBER 9 MapRef: DOC 2612813 Sec/Twnship/Range: W2NE4 S11T35NR14E 3PM Abbreviated Description: Lot:612 Subdivision:BROOKWOOD POINT NUMBER 9 Map Ref:DOC 2612813Sec/Twnship/Range:W2NE4 S11T35NR14E 3PM								
4	.26Mi.	**943 E 193RD PL** **GLENWOOD, IL 60425-2181**	08/20/2026	$237,000	$140	1685	/4/2	1976	8,187 SF	
		APN: 32-11-114-030 Document #: 2623219090 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 498 Subdivision: BROOKWOOD POINT NO 8 Abbreviated Description: Lot:498 Subdivision:BROOKWOOD POINT NO 8 Abbreviated Description:STR: SW4NE4&SE4NW4&NW4SE4 S11T35NR14E 3PM								
5	.18Mi.	**1018 E 193RD ST** **GLENWOOD, IL 60425-2032**	07/13/2026	$285,000	$135	2106	8/4/2	1978	9,856 SF	
		APN: 32-11-112-018 Document #: 2619402277 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 449 Subdivision: BROOKWOOD POINT NO 7 Sec/Twnship/Range: W2NE4&E2NW4 S11T35NR14E 3PM Abbreviated Description: Lot:449 Subdivision:BROOKWOOD POINT NO 7 Sec/Twnship/Range:W2NE4&E2NW4 S11T35NR14E 3PM								
6	.3Mi.	**819 E 193RD PL** **GLENWOOD, IL 60425-2105**	05/12/2026	$200,000	$126	1582	7/4/2	1970	7,645 SF	
		APN: 32-11-109-023 Document #: 2613220150 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 263 Subdivision: BROOKWOOD POINT NO 4 Sec/Twnship/Range: NW4 S11T35NR14E 3PM Abbreviated Description: Lot:263 Subdivision:BROOKWOOD POINT NO 4 Sec/Twnship/Range:NW4 S11T35NR14E 3PM								
7	.19Mi.	**326 S MINERVA AVE** **GLENWOOD, IL 60425-2014**	04/01/2026	$171,000	$109	1559	7/3/1	1971	9,416 SF	
		APN: 32-11-106-014 Document #: 2609102119 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 215 Subdivision: BROOKWOOD POINT NUMBER 3 Sec/Twnship/Range: NW4 S11T35NR14E 3PM Abbreviated Description: Lot:215 Subdivision:BROOKWOOD POINT NUMBER 3 Sec/Twnship/Range:NW4 S11T35NR14E 3PM								
8	.07Mi.	**339 S DORCHESTER AVE** **GLENWOOD, IL 60425-2049**	03/05/2026	$237,000	$203	1165	6/3/2	1972	7,221 SF	
		APN: 32-11-205-011 Document #: 2606410003 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 341 Subdivision: BROOKWOOD POINT NUMBER 5 Sec/Twnship/Range: W2NE4&E2NW4 S11T35NR14E 3PM Abbreviated Description: Lot:341 Subdivision:BROOKWOOD POINT NUMBER 5 Sec/Twnship/Range:W2NE4&E2NW4 S11T35NR14E 3PM								
9	.33Mi.	**1048 E 194TH PL** **GLENWOOD, IL 60425-2206**	02/25/2026	$340,000	$194	1745	7/3/2	1972	8,800 SF	
		APN: 32-11-209-020 Document #: 2605611054 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 639 Subdivision: BROOKWOOD POINT NO 11 Sec/Twnship/Range: SW4NE4 S11T35NR14E 3PM Abbreviated Description: Lot:639 Subdivision:BROOKWOOD POINT NO 11 Sec/Twnship/Range:SW4NE4 S11T35NR14E 3PM								
10	.32Mi.	**525 S BLACKSTONE AVE** **GLENWOOD, IL 60425-2134**	02/24/2026	$125,000	$73	1707	8/4/2	1974	7,184 SF	
		APN: 32-11-211-021 Document #: 2605520088 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 582 Subdivision: BROOKWOOD POINT NO 9 MapRef: DOC LR2612813 Sec/Twnship/Range: W2NE4 S11T35NR14E 3PM Abbreviated Description: Lot:582 Subdivision:BROOKWOOD POINT NO 9 Map Ref:DOC LR2612813Sec/Twnship/Range:W2NE4 S11T35NR14E 3PM								
11	.21Mi.	**951 E 193RD ST** **GLENWOOD, IL 60425-2007**	12/15/2025	$235,000	$117	2008	8/4/2	1974	8,288 SF	
		APN: 32-11-113-013 Document #: 2534914045 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 470 Subdivision: BROOKWOOD POINT NUMBER 7 Sec/Twnship/Range: W2NE4&E2NW4 S11T35NR14E 3PM Abbreviated Description: Lot:470 Subdivision:BROOKWOOD POINT NUMBER 7 Sec/Twnship/Range:W2NE4&E2NW4 S11T35NR14E 3PM								
12	.1Mi.	**306 S BLACKSTONE AVE** **GLENWOOD, IL 60425-2038**	11/21/2025	$314,500	$215	1462	7/4/2	1972	7,210 SF	
		APN: 32-11-208-015 Document #: 2532518046 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 372 Subdivision: BROOKWOOD POINT UNIT NO 6 Sec/Twnship/Range: E2NW4NE4 S11T35NR14E 3PM Abbreviated Description: Lot:372 Subdivision:BROOKWOOD POINT UNIT NO 6 Sec/Twnship/Range:E2NW4NE4 S11T35NR14E 3PM								
13	.19Mi.	**235 S HARPER AVE** **GLENWOOD, IL 60425-2053**	10/21/2025	$340,000	$203	1672	6/3/2	1974	7,560 SF	
		APN: 32-11-212-008 Document #: 2529407014 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 408 Subdivision: BROOKWOOD POINT NO 6 Sec/Twnship/Range: NE4 S11T35NR14E 3PM Abbreviated Description: Lot:408 Subdivision:BROOKWOOD POINT NO 6 Sec/Twnship/Range:NE4 S11T35NR14E 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.	**308 S DORCHESTER AVE**	**07/11/2019**	$240,010	$24,001	1,663	8/3/2	1973	7,700 SF	
.01Mi.	**302 S DORCHESTER AVE**		$220,010	$22,001	1,312	7/4/1	1971	7,700 SF	
.01Mi.	**314 S DORCHESTER AVE**	**10/15/2015**	$270,010	$27,001	2,624	8/4/2	1971	7,700 SF	
.03Mi.	**248 S DORCHESTER AVE**	**05/30/2014**	$185,580	$18,558	1,484	7/4/2	1973	7,700 SF	
.03Mi.	**320 S DORCHESTER AVE**	**04/18/2024**	$230,010	$23,001	1,254	7/3/2	1975	7,700 SF	
.03Mi.	**309 S DORCHESTER AVE**	**02/07/2011**	$230,000	$23,000	1,510	7/3/2	1971	7,210 SF	
.03Mi.	**303 S DORCHESTER AVE**		$230,000	$23,000	1,550	7/3/2	1971	7,210 SF	
.03Mi.	**315 S DORCHESTER AVE**	**01/29/2018**	$215,010	$21,501	1,510	7/3/2	1972	7,210 SF	
.04Mi.	**326 S DORCHESTER AVE**	**07/01/2000**	$200,010	$20,001	1,458	5/3/1	1971	7,700 SF	
.04Mi.	**242 S DORCHESTER AVE**	**07/03/1980**	$220,010	$22,001	1,458	6/3/1	1971	7,700 SF	
.04Mi.	**249 S DORCHESTER AVE**	**06/01/2006**	$220,000	$22,000	1,462	6/3/1	1970	7,210 SF	
.04Mi.	**321 S DORCHESTER AVE**	**10/24/1988**	$230,000	$23,000	1,550	7/3/2	1971	7,210 SF	
.05Mi.	**243 S DORCHESTER AVE**	**07/03/1996**	$230,000	$23,000	1,510	/3/1	1971	7,210 SF	
.05Mi.	**327 S DORCHESTER AVE**	**06/24/2020**	$220,000	$22,000	1,462	/4/2	1971	7,210 SF	
.05Mi.	**308 S DANTE AVE**	**01/23/1989**	$250,000	$25,000	2,198	7/4/2	1974	7,210 SF	
.05Mi.	**332 S DORCHESTER AVE**		$250,010	$25,001	2,168	8/4/2	1974	7,700 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	40.8 years old	Households:	2,682
Median Household Income:	$74,909	Households w/Family:	65%
Household Income Per Capita:	$33,789	Households w/Family Married:	38%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

School District Zone:	Brookwood School District 167	Students:	1,098
Number of Schools:	4	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.97Mi.	**Brookwood Jr High School** Number of Students: 226 Student-Teacher Ratio: 18.08	C-	Public	7 - 8
3.44Mi.	**Bloom High School** Number of Students: 1,823 Student-Teacher Ratio: 18.27 Advanced Placement: Yes	D-	Public	9 - 12
3.44Mi.	**Bloom High School** Number of Students: 1,823 Student-Teacher Ratio: 18.27 Advanced Placement: Yes	D-	Public	9 - 12
0.42Mi.	**Hickory Bend Elementary School** Number of Students: 277 Student-Teacher Ratio: 13.13	D	Public	KG - 4
0.42Mi.	**Hickory Bend Elementary School** Number of Students: 277 Student-Teacher Ratio: 13.13	D	Public	KG - 4

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0.90Mi. **Brookwood Middle School** Number of Students: 231 Student-Teacher Ratio: 18.48		D-	Public	5 - 6
0.90Mi. **Brookwood Middle School** Number of Students: 231 Student-Teacher Ratio: 18.48		D-	Public	5 - 6
0.97Mi. **Brookwood Jr High School** Number of Students: 226 Student-Teacher Ratio: 18.08		C-	Public	7 - 8

Flood Report

The Subject Property of **308 S DORCHESTER AVE, GLENWOOD, IL 60425-2050** 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	116%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	59%	NOTABLY LOWER
AGGRAVATED ASSAULT	85%	LOWER
FORCIBLE RAPE	86%	LOWER
MURDER	61%	NOTABLY LOWER
OVERALL	75%	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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