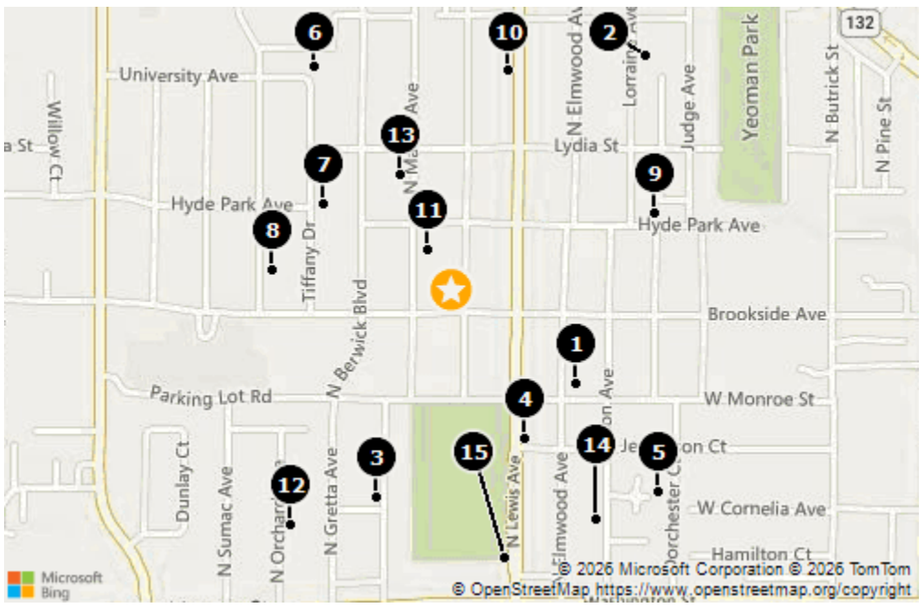
ICE SiteX Report

OrderID: 97784643

SiteX Property Information Report



Subject Property Location

334 WESTMORELAND AVE, WAUKEGAN, IL 60085-3463

County:	**LAKE IL**	Census Tract:	170978626.031007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08-20-119-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$240,000**	FSD:	17	Common Confidence Score:	37
Value Range:	$199,200 - $280,800	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	9012
Assd Land Value:	$11,442	Market Land Value:	$34,329	Tax Year:	2025
Assd Improvement:	$58,454	Market Improvment Value:	$175,380	Total Taxable Value:	$5,647
Total Assessed Value:	$69,896	Total Assessor Market Value:	$209,709	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 8 District: WAUKEGAN Subdivision: DOUGLAS NURSERY SUB
Abbreviated Description: DOUGLAS NURSERY SUB LOT 8 BLOCK 8
City/Muni/Twp: TOWNSHIP OF WAUKEGAN

Property Characteristics

Lot Size:	6,896 SF	Bedrooms:	2	Pool:	
Building Area:	1264 SF	Baths:	1	Fireplace:	
Year Built:	1951	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Ranch	Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/02/2024	Loan Amount:	N/A
Document #:	8027018 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION Sec/Twnship/Range: NW4S20T45NR12E3PM

Mortgage Record

Recording Date:	06/28/2023	Loan Amount:	N/A
Document #:	7981560 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION Sec/Twnship/Range: NW4 S20T45NR12E 3PM

Prior Transfer

Recording Date:	12/30/2022	Sales Price:	N/A
Document #:	7951785 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/14/2022	Sales Price:	N/A
Document #:	7884756 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	03/07/2022	Sales Price:	$180,000
Document #:	7880800 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/02/2022		
Document Type:			

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION Map Ref: DOC 291685 Sec/Twnship/Range: NW4 S20T45NR12E 3PM

Mortgage Record

Recording Date:	10/21/2016	Loan Amount:	N/A
Document #:	7339957 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2046	Type Finance:	FIX

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION
Abbreviated Description: STR: E60 AC NW4 S20T45NR12E 3PM

Prior Transfer

Recording Date:	12/04/2013	Sales Price:	$180,000
Document #:	7880800 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: 8 District: WAUKEGAN Subdivision: DOUGLAS NURSERY SUB
Abbreviated Description: DOUGLAS NURSERY SUB LOT 8 BLOCK 8
City/Muni/Twp: TOWNSHIP OF WAUKEGAN

Prior Transfer

Recording Date:	08/21/2012	Sales Price:	N/A
Document #:	6887377 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/10/2012		
Document Type:			

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSEY SUBDIVISION Map Ref: MB O PG96&97 Sec/Twnship/Range: E60AC NW4 S20T45NR12E 3PM

Prior Transfer

Recording Date:	07/18/2007	Sales Price:	$156,275
Document #:	6214154 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/04/2007	Loan Amount:	N/A
Document #:	6192719 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	UNK

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION
Abbreviated Description: EAST60 AC NW4 SEC20 TWP45N RNG12E 3P

Prior Transfer

Recording Date:	03/15/2006	Sales Price:	$104,000
Document #:	5961864 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/09/2006	Sales Price:	$164,500
Document #:	5958878 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2006		
Document Type:			

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION Map Ref: MB O PG96&97
Abbreviated Description: EAST60 AC NW4 SEC20 TWP45N RNG12E 3P

Prior Transfer

Recording Date:	03/03/2003	Sales Price:	N/A
Document #:	5139383 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/23/2002		
Document Type:			

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION Map Ref: MB O PG96&97
Abbreviated Description: EAST60 AC NW4 SEC20 TWP45N RNG12E 3P

Prior Transfer

Recording Date:	01/12/1996	Sales Price:	N/A
Document #:	3771133 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/11/1996		
Document Type:			

Legal Description:
Lot: 8 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION Map Ref: MB O PG96&97 Sec/Twnship/Range: NW4 S20T45NR12E 3P
Abbreviated Description: EAST 60 AC SEC20

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$3,114,000	Median # of Bedrooms	2
Median Lot Size	6,499 SF	Median # of Baths	1
Median Living Area	1,109 SF	Median Year Built	1950
Price Range - 2 Yrs	$100,000 to $395,000	Age Range	68 years to 106 years
Median Value	$202,500	Median Age	76 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**227 N ELMWOOD AVE** **WAUKEGAN, IL 60085-3569**	05/28/2026	$237,000	$259	914	/2/1	1947	5,702 SF	
		APN: 08-20-218-009 Document #: 8171590 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 7 Subdivision: LONNQUISTS LEWIS AVENUE SUBDIVISION Sec/Twnship/Range: E2 S20&S17 T45NR12E 3PM Abbreviated Description: Lot:12 Block:7 Subdivision:LONNQUISTS LEWIS AVENUE SUBDIVISION Sec/Twnship/Range:E2 S20&S17 T45NR12E 3PM								
2	.37Mi.	**625 LORRAINE AVE** **WAUKEGAN, IL 60085-3645**	05/07/2026	$275,000	$229	1200	/2/1	1947	7,096 SF	
		APN: 08-20-203-010 Document #: 8167908 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 8 Subdivision: LORRAINE TERRACE MapRef: MB F PG 93 Sec/Twnship/Range: NW4NE4 S20T45NR12E 3PM Abbreviated Description: Lot:8 Subdivision:LORRAINE TERRACE Map Ref:MB F PG 93Sec/Twnship/Range:NW4NE4 S20T45NR12E 3PM								
3	.26Mi.	**102 N MARTIN AVE** **WAUKEGAN, IL 60085-4657**	04/29/2026	$100,000	$92	1078	/2/1	1951	5,872 SF	
		APN: 08-20-302-025 Document #: 8165886 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: BLUMBERGS WASHINGTON PARK SUBDIVISION MapRef: DOC 278788 Sec/Twnship/Range: W2E2SW4 S20T45NR12E 3PM Abbreviated Description: Lot:39 Subdivision:BLUMBERGS WASHINGTON PARK SUBDIVISION Map Ref:DOC 278788Sec/Twnship/Range:W2E2SW4 S20T45NR12E 3PM								
4	.2Mi.	**1820 JENKINSON CT** **WAUKEGAN, IL 60085-4625**	04/17/2026	$150,000	$111	1344	/2/1	1920	6,146 SF	
		APN: 08-20-401-005 Document #: 8163699 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 50 Subdivision: WASHINGTON MANOR MapRef: DOC 229610 Sec/Twnship/Range: S20T5NR12E 3PM Abbreviated Description: Lot:50 Subdivision:WASHINGTON MANOR Map Ref:DOC 229610Sec/Twnship/Range:S20T5NR12E 3PM								
5	.35Mi.	**132 DORCHESTER CT** **WAUKEGAN, IL 60085-4608**	02/04/2026	$170,000	$239	710	/1/1	1925	5,327 SF	
		APN: 08-20-408-037 Document #: 8149951 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 15 Subdivision: DORA MORANS SUBDIVISION MapRef: DOC 209298 Sec/Twnship/Range: W2SE4 S20T145NR12E 3PM Abbreviated Description: Lot:15 Subdivision:DORA MORANS SUBDIVISION Map Ref:DOC 209298Sec/Twnship/Range:W2SE4 S20T145NR12E 3PM								
6	.31Mi.	**615 TIFFANY DR** **WAUKEGAN, IL 60085-3346**	02/03/2026	$395,000	$221	1782	/3/1	1958	19,084 SF	
		APN: 08-20-102-008 Document #: 8149709 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 4 Subdivision: DOUGLAS NURSERY ADDITION MapRef: DOC 894005 Sec/Twnship/Range: NW4 S20T45NR12E 3PM Abbreviated Description: Lot:19 Block:4 Subdivision:DOUGLAS NURSERY ADDITION Map Ref:DOC 894005Sec/Twnship/Range:NW4 S20T45NR12E 3PM								
7	.18Mi.	**427 TIFFANY DR** **WAUKEGAN, IL 60085-3342**	01/26/2026	$202,500	$179	1126	/3/1	1955	7,749 SF	
		APN: 08-20-110-005 Document #: 8147693 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21&22 Block: 3 Subdivision: DOUGLAS NURSERY ADDITION MapRef: MB 1203 PG 625 Sec/Twnship/Range: NW4 S20T45NR12E 3PM Abbreviated Description: Lot:21&22 Block:3 Subdivision:DOUGLAS NURSERY ADDITION Map Ref:MB 1203 PG 625Sec/Twnship/Range:NW4 S20T45NR12E 3PM								
8	.21Mi.	**339 LEITH AVE** **WAUKEGAN, IL 60085-3326**	01/06/2026	$160,000	$144	1109	/3/1	1956	8,324 SF	
		APN: 08-20-117-005 Document #: 8142118 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Block: 11 Subdivision: DOUGLAS NURSERY SECOND ADDITION MapRef: DOC 834680 Sec/Twnship/Range: NW4 S20T45NR12E 3PM Abbreviated Description: Lot:4 Block:11 Subdivision:DOUGLAS NURSERY SECOND ADDITION Map Ref:DOC 834680Sec/Twnship/Range:NW4 S20T45NR12E 3PM								
9	.26Mi.	**1620 HYDE PARK AVE** **WAUKEGAN, IL 60085-3664**	11/17/2025	$252,000	$270	930	/2/2	1930	6,499 SF	
		APN: 08-20-212-017 Document #: 8135199 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: HYDE PARK SUBDIVISION MapRef: DOC 245718 Sec/Twnship/Range: E2SW4NE4 S20T45NR12E 3PM Abbreviated Description: Lot:39 Subdivision:HYDE PARK SUBDIVISION Map Ref:DOC 245718Sec/Twnship/Range:E2SW4NE4 S20T45NR12E 3PM								
10	.27Mi.	**618 N LEWIS AVE** **WAUKEGAN, IL 60085-3550**	11/12/2025	$242,500	$157	1542	/2/1	1952	6,599 SF	
		APN: 08-20-105-029 Document #: 8134420 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Subdivision: DOUGLAS NURSERY SUBDIVISION MapRef: DOC 291685 Sec/Twnship/Range: NW4 S20T45NR12E 3PM Abbreviated Description: Lot:12 Block:1 Subdivision:DOUGLAS NURSERY SUBDIVISION Map Ref:DOC 291685Sec/Twnship/Range:NW4 S20T45NR12E 3PM								
11	.05Mi.	**411 N MARTIN AVE** **WAUKEGAN, IL 60085-3431**	11/03/2025	$245,000	$205	1190	/3/1	1950	6,451 SF	
		APN: 08-20-119-003 Document #: 8131205 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 8 Subdivision: DOUGLAS NURSERY SUBDIVISION MapRef: DOC 291685 Sec/Twnship/Range: NW4 S20T45NR12E 3PM Abbreviated Description: Lot:18 Block:8 Subdivision:DOUGLAS NURSERY SUBDIVISION Map Ref:DOC 291685Sec/Twnship/Range:NW4 S20T45NR12E 3PM								
12	.34Mi.	**43 N ORCHARD AVE** **WAUKEGAN, IL 60085-4658**	10/28/2025	$150,000	$288	520	/1/1	1935	7,126 SF	
		APN: 08-20-301-087 Document #: 8130289								

ICE SiteX Report

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Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: LINCOLN HEIGHTS ADDITION NO 1 MapRef: MB M PG 77 Sec/Twnship/Range: SW4 S20T45NR12E 3PM Abbreviated Description: Lot:6 Subdivision:LINCOLN HEIGHTS ADDITION NO 1 Map Ref:MB M PG 77Sec/Twnship/Range:SW4 S20T45NR12E 3PM

13	.15Mi.	**508 N MARTIN AVE** **WAUKEGAN, IL 60085-3434**	10/20/2025	$230,000	$243	944	/2/2	1950	6,761 SF

APN: 08-20-111-010 Document #: 8129100
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: DOUGLAS NURSERY SUBDIVISION MapRef: DOC 291685 Sec/Twnship/Range: NW4 S20T45NR12E 3PM Abbreviated Description: Lot:3 Block:4 Subdivision:DOUGLAS NURSERY SUBDIVISION Map Ref:DOC 291685Sec/Twnship/Range:NW4 S20T45NR12E 3PM

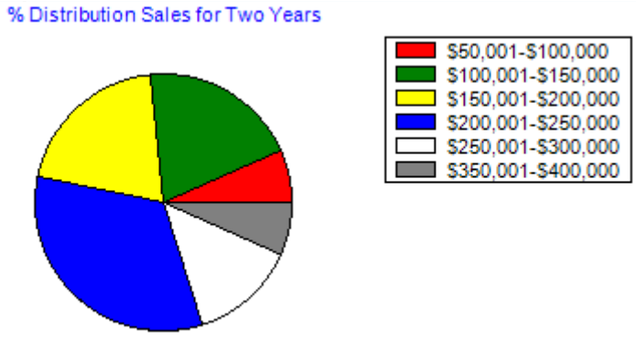
14	.33Mi.	**38 BURTON AVE** **WAUKEGAN, IL 60085-4604**	10/14/2025	$180,000	$124	1446	/2/1	1920	5,981 SF

APN: 08-20-407-023 Document #: 8127938
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: WASHINGTON MANOR SUBDIVISION MapRef: DOC 229610 Sec/Twnship/Range: S20T45NR12E 3PM Abbreviated Description: Lot:20 Subdivision:WASHINGTON MANOR SUBDIVISION Map Ref:DOC 229610Sec/Twnship/Range:S20T45NR12E 3PM

15	.33Mi.	**22 N LEWIS AVE** **WAUKEGAN, IL 60085-4627**	10/14/2025	$125,000	$137	910	/2/1	1953	5,367 SF

APN: 08-20-308-014 Document #: 8127622
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Subdivision: TRUSTS WASHINGTON STREET SUBDIVISION MapRef: DOC 318209 Sec/Twnship/Range: E2SW4 S20T46NR12E 3PM Abbreviated Description: Lot:3 Subdivision:TRUSTS WASHINGTON STREET SUBDIVISION Map Ref:DOC 318209Sec/Twnship/Range:E2SW4 S20T46NR12E 3PM

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.	**334 WESTMORELAND AVE**	**12/04/2013**	$209,709	$69,896	1,264	/2/1	1951	6,896 SF	
.01Mi.	**338 WESTMORELAND AVE**	**06/10/2011**	$200,999	$66,993	1,178	/3/1	1954	6,608 SF	
.01Mi.	**330 WESTMORELAND AVE**	**08/20/2009**	$167,026	$55,670	920	/2/1	1949	6,525 SF	
.02Mi.	**342 WESTMORELAND AVE**	**10/30/2024**	$260,300	$86,758	1,871	/5/2	1953	6,704 SF	
.02Mi.	**324 WESTMORELAND AVE**	**07/15/2003**	$190,117	$63,366	1,084	/3/1	1949	6,634 SF	
.03Mi.	**335 N MARTIN AVE**	**10/07/2015**	$186,762	$62,248	1,207	/3/1	1953	6,604 SF	
.03Mi.	**339 N MARTIN AVE**	**04/18/2025**	$273,936	$91,303	1,382	/2/2	1953	6,564 SF	
.03Mi.	**331 N MARTIN AVE**		$206,475	$68,818	1,440	/3/1	1951	6,303 SF	
.03Mi.	**402 WESTMORELAND AVE**	**05/15/2012**	$189,430	$63,137	1,074	/2/1	1951	6,599 SF	
.03Mi.	**2020 BROOKSIDE AVE**	**10/31/2012**	$258,623	$86,199	1,614	/3/2	1953	6,377 SF	
.03Mi.	**403 N MARTIN AVE**	**07/27/2013**	$290,564	$96,845	1,798	/3/2	1950	12,720 SF	
.04Mi.	**335 WESTMORELAND AVE**	**09/23/2024**	$307,081	$102,350	1,930	/4/2	1951	9,583 SF	
.04Mi.	**406 WESTMORELAND AVE**	**05/14/2014**	$185,046	$61,676	1,440	/2/1	1930	6,813 SF	
.04Mi.	**339 WESTMORELAND AVE**		$210,756	$70,245	1,252	//2	1951	6,970 SF	
.04Mi.	**1930 BROOKSIDE AVE**		$252,472	$84,149	1,667	/4/2	1949	9,849 SF	
.04Mi.	**343 WESTMORELAND AVE**	**10/14/2003**	$199,331	$66,437	1,117	/2/1	1949	6,425 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	35.0 years old	Households:	23,070
Median Household Income:	$58,061	Households w/Family:	65%
Household Income Per Capita:	$26,082	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

ICE SiteX Report

OrderID: 97784643

School District

School District Zone:	Waukegan Community Unit School District 60	Students:	13,640
Number of Schools:	22	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Robert Abbott Middle School** Number of Students: 585 Student-Teacher Ratio: 11.94	D	Public	6 - 8
0.79Mi.	**Waukegan High School** Number of Students: 4,186 Student-Teacher Ratio: 12.96 Advanced Placement: Yes	F	Public	9 - 12
0.51Mi.	**Whittier Elementary School** Number of Students: 438 Student-Teacher Ratio: 11.84	C	Public	KG - 5

Flood Report

The Subject Property of **334 WESTMORELAND AVE, WAUKEGAN, IL 60085-3463** 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	126%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	129%	HIGHER
MURDER	120%	HIGHER
OVERALL	119%	HIGHER

Disaster Alerts

No alerts noted

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