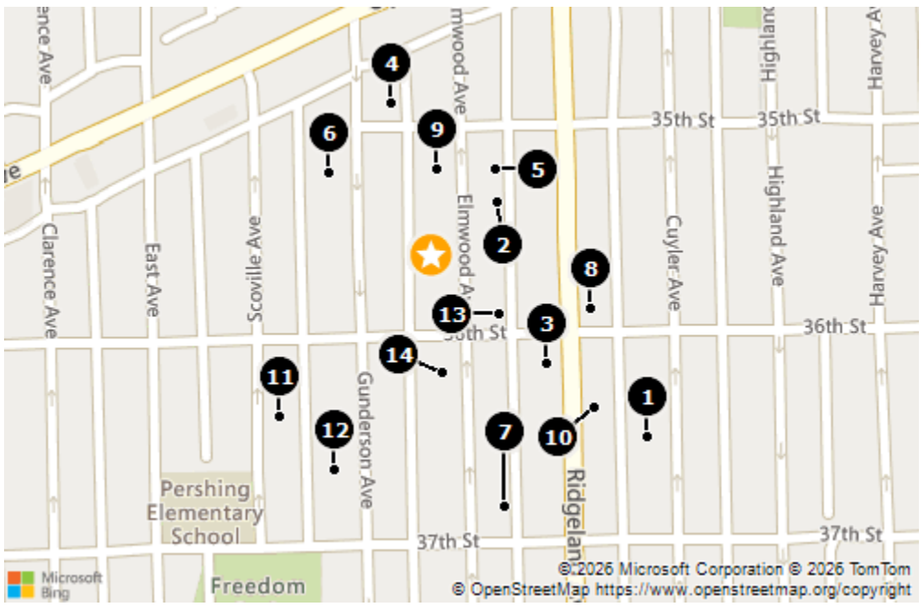
ICE SiteX Report

OrderID: 97974282

SiteX Property Information Report



Subject Property Location

3530 ELMWOOD AVE, BERWYN, IL 60402-3840

County:	**COOK IL**	Census Tract:	170318155.004012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-31-408-029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$284,000**	FSD:	16	Common Confidence Score:	42
Value Range:	$238,560 - $329,440	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11002
Assd Land Value:	$4,520	Market Land Value:	$45,200	Tax Year:	2023
Assd Improvement:	$16,480	Market Improvment Value:	$164,800	Total Taxable Value:	$6,322
Total Assessed Value:	$21,000	Total Assessor Market Value:	$210,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 66-68 District: 11 Subdivision: TRUST COS SUB Sec/Twnship/Range: SEC 06 TWN 38N RNG 13E

Abbreviated Description: (CHICAGO)(TITLE) & (TRUST) COS SUB EX W 37FT BLKS 66- 68 CIRCUIT COURT PARTITION OF SECTIONS 31-32 & PTS 6-38-13 & 1 & 12-38-

City/Muni/Twp: BERWYN

Property Characteristics

Lot Size:	3,690 SF	Bedrooms:	3	Pool:	
Building Area:	964 SF	Baths:	1	Fireplace:	
Year Built:	1941	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	1+AB	Number of Cars:	2	A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/28/2014	Loan Amount:	N/A
Document #:	1405954029 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2044	Type Finance:	

Legal Description:

Lot: 89 Subdivision: CHICAGO TITLE & TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM

Mortgage Record

Recording Date:	08/05/2003	Loan Amount:	N/A
Document #:	0321718034 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	

Legal Description:

Lot: 89 Subdivision: CHICAGO TITLE & TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3P

Abbreviated Description: BLOCKS66-68 EXC W37 FT THEREOF PART CIRCUIT PARTITION

Prior Transfer

Recording Date:	06/29/2000	Sales Price:	$150,000
Document #:	00486982 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/17/2000		
Document Type:			

Legal Description:

Lot: 89 Subdivision: CHICAGO TITLE & TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3P

Abbreviated Description: BLOCKS66-68 PART CIRCUIT COURT PARTITION

ICE SiteX Report

OrderID: 97974282

Prior Transfer

Recording Date:	05/01/2000	Sales Price:	$149,900
Document #:	486982 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 66-68 District: 11 Subdivision: TRUST COS SUB Sec/Twnship/Range: SEC 06 TWN 38N RNG 13E
Abbreviated Description: (CHICAGO)(TITLE) & (TRUST) COS SUB EX W 37FT BLKS 66- 68 CIRCUIT COURT PARTITION OF SECTIONS 31-32 & PTS 6-38-13 & 1 & 12-38-
City/Muni/Twp: BERWYN

Prior Transfer

Recording Date:	10/01/1993	Sales Price:	$78,333
Document #:	93787961 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	09/27/1993		
Document Type:			

Legal Description:
Lot: 89 Block: 66-68 Subdivision: CHICAGO TITLE & TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3P
Abbreviated Description: LOT 89 IN CHICAGO TITLE & TRUST COMPANY'S SUB OF BLKS 66 TO 68 IN SEC31 T39N R13E 3P

Area Sales Analysis

Total Area Sales	$4,663,000	Median # of Bedrooms	3
Median Lot Size	3,691 SF	Median # of Baths	1
Median Living Area	1,066 SF	Median Year Built	1925
Price Range - 2 Yrs	$138,000 to $465,000	Age Range	67 years to 103 years
Median Value	$337,000	Median Age	101 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**3622 CUYLER AVE** **BERWYN, IL 60402-3829**	07/01/2026	$465,000	$553	840	4/2/1	1950	4,700 SF	
		APN: 16-32-308-031 Document #: 2618225205 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: ARCHILLES SUBDIVISION Sec/Twnship/Range: SW4NW4SW4 S32T39NR13E 3PM Abbreviated Description: Lot:1 Subdivision:ARCHILLES SUBDIVISION Sec/Twnship/Range:SW4NW4SW4 S32T39NR13E 3PM								
2	.05Mi.	**3515 ELMWOOD AVE** **BERWYN, IL 60402-3841**	04/20/2026	$350,000	$272	1284	6/3/1	1948	4,575 SF	
		APN: 16-31-409-046 Document #: 2611009002 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 124&125 Subdivision: CHICAGO TITLE TRUST COMPANY SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Subdivision:CHICAGO TITLE TRUST COMPANY SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM Abbreviated Description:PORTION LOTS124&125								
3	.08Mi.	**3600 RIDGELAND AVE** **BERWYN, IL 60402-3836**	04/13/2026	$247,000	$233	1058	6/3/1	1948	3,692 SF	
		APN: 16-31-414-021 Document #: 2610316236 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 178 Subdivision: CHICAGO TITLE AND TRUST COMPANYS SIJBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:178 Subdivision:CHICAGO TITLE AND TRUST COMPANYS SIJBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM								
4	.1Mi.	**3441 GUNDERSON AVE** **BERWYN, IL 60402-3724**	03/13/2026	$297,000	$300	989	5/3/1	1923	3,690 SF	
		APN: 16-31-406-011 Document #: 2607218016 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 19 Block: 66 Subdivision: THE CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:19 Block:66 Subdivision:THE CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM								
5	.07Mi.	**3507 ELMWOOD AVE** **BERWYN, IL 60402-3841**	03/05/2026	$324,000	$264	1227	5/3/1	1941	4,880 SF	
		APN: 16-31-409-039 Document #: 2606421215 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 121&122 Block: 66 Subdivision: CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:121&122 Block:66 Subdivision:CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM Abbreviated Description:PORTION LOT122								
6	.08Mi.	**3508 GUNDERSON AVE** **BERWYN, IL 60402-3842**	02/25/2026	$435,000	$436	996	5/3/1	1925	4,059 SF	
		APN: 16-31-405-033 Document #: 2605608027 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 87 Subdivision: E A CUMMINGS AND COMPANYS OGDEN AVENUE SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:87 Subdivision:E A CUMMINGS AND COMPANYS OGDEN AVENUE SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM								
7	.15Mi.	**3637 ELMWOOD AVE** **BERWYN, IL 60402-3876**	01/21/2026	$365,000	$395	924	6/3/1	1924	3,660 SF	
		APN: 16-31-414-016 Document #: 2602102173 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 154 Block: 66 Subdivision: CHICAGO TITLE & TRUST COS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:154 Block:66 Subdivision:CHICAGO TITLE & TRUST COS SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM								
8	.11Mi.	**3545 RIDGELAND AVE** **BERWYN, IL 60402-3848**	12/22/2025	$138,000	$112	1226	6/3/1	1950	3,567 SF	
		APN: 16-32-300-039 Document #: 2535608035 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 1 Subdivision: MCQUISTONS LA VERGNE SUBDIVISION Sec/Twnship/Range: NW4NW4SW4 S32T39NR13E 3PM Abbreviated Description: Block:1 Subdivision:MCQUISTONS LA VERGNE SUBDIVISION Sec/Twnship/Range:NW4NW4SW4 S32T39NR13E 3PM Abbreviated Description:PORTION LOT20								
9	.06Mi.	**3506 ELMWOOD AVE** **BERWYN, IL 60402-3840**	10/31/2025	$305,000	$283	1074	5/2/2	1925	3,690 SF	
		APN: 16-31-408-021 Document #: 2530422237 Document Type: Price Code: R								

ICE SiteX Report

OrderID: 97974282

Land Use: Single Family Residential
Legal: Lot: 99 Block: 66 Subdivision: CHICAGO TITLE AND TRUST COS SUBDIVISION Sec/Twnship/Range: S31T49NR13E 3PM Abbreviated Description: Lot:99 Block:66 Subdivision:CHICAGO TITLE AND TRUST COS SUBDIVISION Sec/Twnship/Range:S31T49NR13E 3PM

10	.14Mi.	**3619 RIDGELAND AVE** **BERWYN, IL 60402-3837**	07/15/2025	$300,000	$277	1080	5/3/1	1959	3,660 SF

APN: 16-32-308-051 Document #: 2519630068
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 MapRef: DOC 25126911 Sec/Twnship/Range: SW4NW4 S32T39NR13E 3PM Abbreviated Description: Lot:9 Map Ref:DOC 25126911Sec/Twnship/Range:SW4NW4 S32T39NR13E 3PM City/Muni/Twp:BERWYN City/Muni/Twp: BERWYN

11	.13Mi.	**3617 SCOVILLE AVE** **BERWYN, IL 60402-3881**	06/25/2025	$420,000	$411	1020	5/3/1	1924	3,853 SF

APN: 16-31-412-007 Document #: 2517630180
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 64&65 Subdivision: E A CUMMINGS AND COMPANYS OGDEN AVENUE SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:64&65 Subdivision:E A CUMMINGS AND COMPANYS OGDEN AVENUE SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM Abbreviated Description:PORTION LOT65

12	.14Mi.	**3630 GUNDERSON AVE** **BERWYN, IL 60402-3878**	06/11/2025	$370,000	$299	1236	6/3/1	1924	4,059 SF

APN: 16-31-412-029 Document #: 2516218087
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 74 Block: 6 Subdivision: E A CUMMINGS AND COS OGDEN AVENUE SUBDIVISION Abbreviated Description: Block:6 Subdivision:E A CUMMINGS AND COS OGDEN AVENUE SUBDIVISION Abbreviated Description:PORTION LOT74

13	.05Mi.	**3543 ELMWOOD AVE** **BERWYN, IL 60402-3841**	04/29/2025	$385,000	$256	1502	6/3/2	1925	3,660 SF

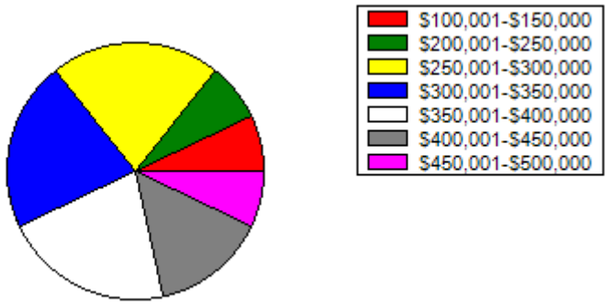
APN: 16-31-409-015 Document #: 2511928007
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 136 Subdivision: CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:136 Subdivision:CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range:S31T39NR13E 3PM

14	.06Mi.	**3604 ELMWOOD AVE** **BERWYN, IL 60402-3875**	02/18/2025	$262,000	$260	1006	6/3/1	1925	3,690 SF

APN: 16-31-413-021 Document #: 2504920104
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 80 Subdivision: CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: S31T39NR13E 3PM Abbreviated Description: Lot:80 Subdivision:CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range:S31T39NR13E 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.	**3530 ELMWOOD AVE**	**05/01/2000**	$210,000	$21,000	964	6/3/1	1941	3,690 SF	
.01Mi.	**3534 ELMWOOD AVE**	**06/06/1988**	$243,020	$24,302	1,473	7/4/1	1926	3,690 SF	
.01Mi.	**3528 ELMWOOD AVE**	**09/01/2006**	$260,000	$26,000	1,292	6/3/1	1929	4,305 SF	
.01Mi.	**3536 ELMWOOD AVE**	**08/13/2021**	$210,000	$21,000	982	6/3/1	1924	3,690 SF	
.01Mi.	**3526 ELMWOOD AVE**	**11/17/2012**	$468,950	$46,895	2,514	9/6/2	1926	4,305 SF	
.02Mi.	**3538 ELMWOOD AVE**	**03/19/2020**	$204,120	$20,412	1,002	4/2/2	1924	3,690 SF	
.02Mi.	**3524 ELMWOOD AVE**	**08/02/2019**	$250,000	$25,000	1,349	6/3/1	1925	4,920 SF	
.02Mi.	**3540 ELMWOOD AVE**	**07/08/2021**	$286,310	$28,631	1,710	6/3/1	1924	3,690 SF	
.03Mi.	**3533 GUNDERSON AVE**	**06/01/2021**	$280,000	$28,000	1,570	6/4/1	1952	4,305 SF	
.03Mi.	**3529 GUNDERSON AVE**	**05/18/2017**	$240,000	$24,000	1,151	6/3/1	1926	4,305 SF	
.03Mi.	**3520 ELMWOOD AVE**	**12/01/2001**	$340,000	$34,000	2,338	8/4/2	1922	4,920 SF	
.03Mi.	**3535 GUNDERSON AVE**	**09/01/2012**	$220,000	$22,000	1,006	6/3/1	1952	4,305 SF	
.03Mi.	**3542 ELMWOOD AVE**		$210,000	$21,000	982	6/3/1	1924	3,690 SF	
.03Mi.	**3527 GUNDERSON AVE**	**10/01/2009**	$230,000	$23,000	1,141	6/3/1	1929	4,305 SF	
.03Mi.	**3537 GUNDERSON AVE**	**06/12/2024**	$250,000	$25,000	1,385	6/3/1	1952	4,305 SF	
.03Mi.	**3525 GUNDERSON AVE**	**07/19/2019**	$290,000	$29,000	1,696	6/3/2	1938	4,305 SF	

ICE SiteX Report

OrderID: 97974282

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	36.2 years old	Households:	20,487
Median Household Income:	$71,383	Households w/Family:	68%
Household Income Per Capita:	$31,137	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Berwyn South School District 100	Students:	3,050
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**Pershing Elementary School** Number of Students: 418 Student-Teacher Ratio: 12.48	B-	Public	KG - 5
0.64Mi.	**Freedom Middle School** Number of Students: 504 Student-Teacher Ratio: 10.75	C	Public	6 - 8
0.64Mi.	**Freedom Middle School** Number of Students: 504 Student-Teacher Ratio: 10.75	C	Public	6 - 8
1.51Mi.	**J Sterling Morton West High School** Number of Students: 3,374 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	B-	Public	9 - 12
1.51Mi.	**J Sterling Morton West High School** Number of Students: 3,374 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	B-	Public	9 - 12
0.21Mi.	**Pershing Elementary School** Number of Students: 418 Student-Teacher Ratio: 12.48	B-	Public	KG - 5

Flood Report

The Subject Property of **3530 ELMWOOD AVE, BERWYN, IL 60402-3840** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	91%	LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	127%	HIGHER
MURDER	76%	NOTABLY LOWER
OVERALL	71%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

ICE SiteX Report

OrderID: 97974282

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.