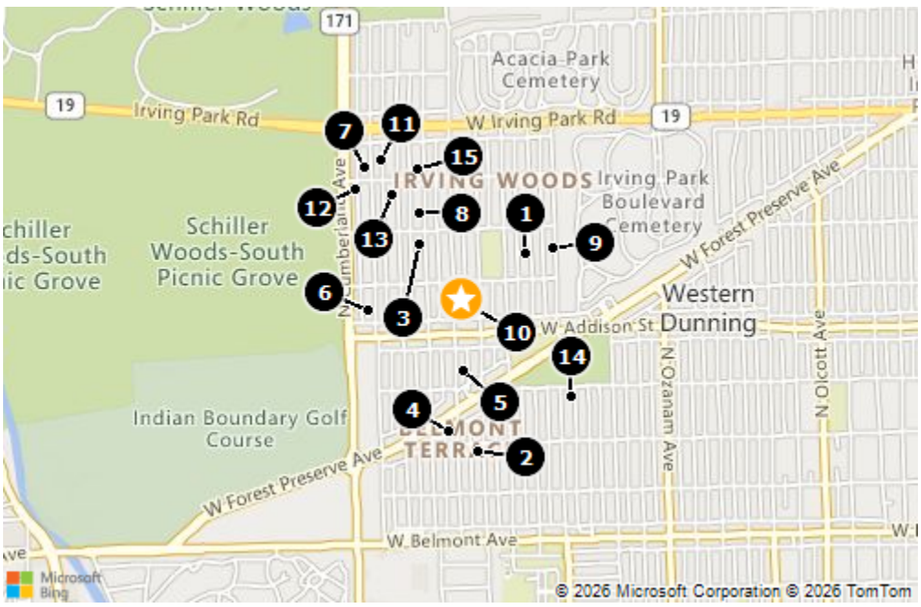
ICE SiteX Report

OrderID: 98730080

SiteX Property Information Report



Subject Property Location

3641 N PIONEER AVE, CHICAGO, IL 60634-2027

County:	**COOK IL**	Census Tract:	170311705.004021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-23-228-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$409,000**	FSD:	22	Common Confidence Score:	30
Value Range:	$319,020 - $498,980	ICE Confidence Score:	78		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	71033
Assd Land Value:	$9,300	Market Land Value:	$93,000	Tax Year:	2024
Assd Improvement:	$23,700	Market Improvment Value:	$237,000	Total Taxable Value:	$5,970
Total Assessed Value:	$33,000	Total Assessor Market Value:	$330,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 71 Sec/Twnship/Range: SEC 23 TWN 40N RNG 12E
City/Muni/Twp: JEFFERSON

Property Characteristics

Lot Size:	3,720 SF	Bedrooms:	2	Pool:	
Building Area:	1247 SF	Baths:	1	Fireplace:	
Year Built:	1942	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1.5+A	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/10/2021	Sales Price:	$295,213
Document #:	2104112178 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/03/2018	Sales Price:	$50,000
Document #:	1833747095 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/20/2018	Sales Price:	$289,000
Document #:	1832406084 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	11/10/2018		
Document Type:			
Legal Description:			

Lot: 33 Block: 4 Subdivision: GAUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range: E2E2 S23T40NR12E 3PM

Prior Transfer

Recording Date:	11/10/2018	Sales Price:	$289,000
Document #:	1832406084 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
District: 71 Sec/Twnship/Range: SEC 23 TWN 40N RNG 12E
City/Muni/Twp: JEFFERSON

Prior Transfer

Recording Date:	12/20/2016	Sales Price:	N/A
Document #:	1635519000 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/12/2008	Sales Price:	N/A
Document #:	0825656033 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/14/2008		
Document Type:			

Legal Description:
Lot: 33 Block: 4 Subdivision: GAUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range: PART E2E2 S23T40NR12E 3P

Mortgage Record

Recording Date:	07/23/2003	Loan Amount:	N/A
Document #:	0320411199 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2018	Type Finance:	

Legal Description:
Lot: 33 Block: 4 Subdivision: GUANTLETTS LA FRAMBOISE PARK Sec/Twnship/Range: PART E2E2 S23NT40NR12E 3P

Mortgage Record

Recording Date:	09/21/2001	Loan Amount:	N/A
Document #:	0010883216 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/21/2021	Type Finance:	

Legal Description:
Lot: 33 Block: 4 Subdivision: GZUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range: PART E2E2 S23T40NR12E 3P

Area Sales Analysis

Total Area Sales	$5,921,000	Median # of Bedrooms	3
Median Lot Size	3,720 SF	Median # of Baths	1
Median Living Area	1,128 SF	Median Year Built	1951
Price Range - 2 Yrs	$205,000 to $578,000	Age Range	11 years to 98 years
Median Value	$415,000	Median Age	75 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**3730 N PAGE AVE** **CHICAGO, IL 60634-2017**	10/22/2026	$220,000	$242	907	4/2/1	1951	3,720 SF	
		APN: 12-23-222-026 Document #: 2629502083 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Block: 10 Subdivision: FEUERBORN AND KLODES IRVINGWOOD FIRST ADDITION Sec/Twnship/Range: N3/4E2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:10 Block:10 Subdivision:FEUERBORN AND KLODES IRVINGWOOD FIRST ADDITION Sec/Twnship/Range:N3/4E2NE4 S23T40NR12E 3PM								
2	.36Mi.	**3354 N PARIS AVE** **CHICAGO, IL 60634-2931**	10/13/2026	$290,000	$300	966	5/2/1	1945	4,266 SF	
		APN: 12-23-420-034 Document #: 2628631179 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1&2 Block: 12 Subdivision: FEUERBORN AND KLODES BELMONT TERRACE Sec/Twnship/Range: SE4 S23T40NR12E 3PM Abbreviated Description: Lot:1&2 Block:12 Subdivision:FEUERBORN AND KLODES BELMONT TERRACE Sec/Twnship/Range:SE4 S23T40NR12E 3PM Abbreviated Description:PORTION LOT2								
3	.18Mi.	**3750 N PITTSBURGH AVE** **CHICAGO, IL 60634-1913**	10/05/2026	$305,000	$267	1142	6/3/1	1953	3,720 SF	
		APN: 12-23-218-023 Document #: 2627831077 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 10 Subdivision: FEURBORN AND KLODES IRVINGWOOD Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:3 Block:10 Subdivision:FEURBORN AND KLODES IRVINGWOOD Sec/Twnship/Range:W2NE4 S23T40NR12E 3PM								
4	.31Mi.	**8215 W FOREST PRESERVE AVE** **CHICAGO, IL 60634-2820**	09/22/2026	$205,000	$178	1146	6/2/2	1930	3,750 SF	
		APN: 12-23-419-006 Document #: 2626510041 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 7 Subdivision: GEORGE GAUNTLETTS FOREST DRIVE SUBDIVISION Sec/Twnship/Range: W2SE4 S23T40NR12E 3PM Abbreviated Description: Lot:3 Block:7 Subdivision:GEORGE GAUNTLETTS FOREST DRIVE SUBDIVISION Sec/Twnship/Range:W2SE4 S23T40NR12E 3PM								
5	.16Mi.	**3525 N PIONEER AVE** **CHICAGO, IL 60634-2854**	09/16/2026	$578,000	$254	2268	7/3/2	2002	3,720 SF	
		APN: 12-23-404-018 Document #: 2625926099 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 5 Subdivision: GAUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range: E2E2 S23T40NR12E 3PM Abbreviated Description: Lot:18 Block:5 Subdivision:GAUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range:E2E2 S23T40NR12E 3PM								
6	.23Mi.	**3634 N PONTIAC AVE** **CHICAGO, IL 60634-1923**	09/11/2026	$426,000	$385	1105	5/3/1	1948	5,220 SF	
		APN: 12-23-224-021 Document #: 2625423057 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7&8 Block: 13 Subdivision: FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range: W2NE4 S23T40NR12R 3PM Abbreviated Description: Lot:7&8 Block:13 Subdivision:FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range:W2NE4 S23T40NR12R 3PM Abbreviated Description:PORTION LOT7								
7	.4Mi.	**3916 N PONTIAC AVE** **CHICAGO, IL 60634-1948**	09/01/2026	$499,000	$314	1588	7/4/1	1933	3,480 SF	
		APN: 12-23-200-032 Document #: 2624429116 Document Type: Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 30 Block: 4 Subdivision: FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:30 Block:4 Subdivision:FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range:W2NE4 S23T40NR12E 3PM

8	.24Mi.	**3824 N PITTSBURGH AVE** **CHICAGO, IL 60634-1915**	09/01/2026	$370,000	$373	990	5/3/1	1948	3,720 SF

APN: 12-23-210-032 Document #: 2624429120
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 7 Subdivision: FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:12 Block:7 Subdivision:FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range:W2NE4 S23T40NR12E 3PM

9	.25Mi.	**3740 N PACIFIC AVE** **CHICAGO, IL 60634-2013**	08/31/2026	$550,000	$381	1440	6/3/2	2015	3,795 SF

APN: 12-23-223-044 Document #: 2624309026
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 9 Subdivision: FEUERBORN AND KLODES IRVINGWOOD FIRST ADDITION Sec/Twnship/Range: N3/4E2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:6&7 Block:9 Subdivision:FEUERBORN AND KLODES IRVINGWOOD FIRST ADDITION Sec/Twnship/Range:N3/4E2NE4 S23T40NR12E 3PM Abbreviated Description:PORTION LOT6

10	.03Mi.	**3636 N PARIS AVE** **CHICAGO, IL 60634-2023**	08/26/2026	$490,000	$274	1785	6/3/1	1928	5,580 SF

APN: 12-23-228-021 Document #: 2623822066
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 7&8 Block: 4 Subdivision: GAUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range: E2W2 S23T40NR12E 3PM Abbreviated Description: Block:4 Subdivision:GAUNTLETTS LA FRAMBOISE PARK Sec/Twnship/Range:E2W2 S23T40NR12E 3PM Abbreviated Description:PORTION LOTS7&8

11	.4Mi.	**3927 N PONTIAC AVE** **CHICAGO, IL 60634-1949**	08/25/2026	$425,000	$152	2786	9/5/3	1976	3,720 SF

APN: 12-23-201-016 Document #: 2623708026
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 3 Subdivision: FEIJERBORN AND KEODES IRVINGWOOD Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:16 Block:3 Subdivision:FEIJERBORN AND KEODES IRVINGWOOD Sec/Twnship/Range:W2NE4 S23T40NR12E 3PM

12	.38Mi.	**3859 N CUMBERLAND AVE** **CHICAGO, IL 60634-1912**	08/21/2026	$340,000	$301	1128	5/3/1	1952	3,229 SF

APN: 12-23-208-001 Document #: 2623308026
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Block: 5 Subdivision: FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:40 Block:5 Subdivision:FEUERBORN AND KLODES IRVINGWOOD Sec/Twnship/Range:W2NE4 S23T40NR12E 3PM

13	.31Mi.	**3848 N PLAINFIELD AVE** **CHICAGO, IL 60634-1921**	08/20/2026	$468,000	$517	904	5/3/1	1955	3,720 SF

APN: 12-23-209-024 Document #: 2623230111
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 4 Block: 6 Subdivision: FEUERBORN & KLODES IRVINGWOOD SUBDIVISION Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:4 Block:6 Subdivision:FEUERBORN & KLODES IRVINGWOOD SUBDIVISION Sec/Twnship/Range:W2NE4 S23T40NR12E 3PM

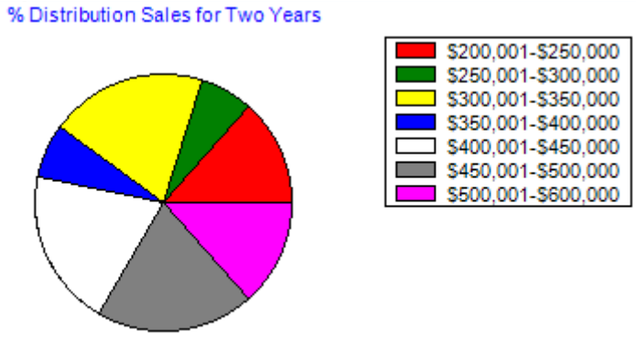
14	.34Mi.	**3461 N PACIFIC AVE** **CHICAGO, IL 60634-2958**	08/06/2026	$340,000	$383	887	4/2/1	1950	5,511 SF

APN: 12-24-308-001 Document #: 2621823229
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 40 Block: 3 Subdivision: JOHN J RUTHERFORDS FOURTH ADDITION Sec/Twnship/Range: W2W2SW4 S24T40NR12E 3PM Abbreviated Description: Lot:40 Block:3 Subdivision:JOHN J RUTHERFORDS FOURTH ADDITION Sec/Twnship/Range:W2W2SW4 S24T40NR12E 3PM City/Muni/Twp:MONT CLAIRE City/Muni/Twp: MONT CLAIRE

15	.34Mi.	**3914 N PITTSBURGH AVE** **CHICAGO, IL 60634-1944**	08/05/2026	$415,000	$457	908	5/2/1	1952	3,720 SF

APN: 12-23-202-034 Document #: 2621728342
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 29 Block: 2 Subdivision: FEUERBORN AND KLODES IRVINGWOOD SUBDIVISION Sec/Twnship/Range: W2NE4 S23T40NR12E 3PM Abbreviated Description: Lot:29 Block:2 Subdivision:FEUERBORN AND KLODES IRVINGWOOD SUBDIVISION Sec/Twnship/Range:W2NE4 S23T40NR12E 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.

ICE SiteX Report

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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.	**3641 N PIONEER AVE**	**11/10/2018**	$330,000	$33,000	1,247	5/2/1	1942	3,720 SF	
.01Mi.	**3637 N PIONEER AVE**	**08/24/2017**	$300,000	$30,000	1,070	5/3/1	1945	3,720 SF	
.01Mi.	**3643 N PIONEER AVE**	**02/16/1999**	$410,000	$41,000	1,768	8/4/2	1943	3,720 SF	
.01Mi.	**3635 N PIONEER AVE**	**09/01/2012**	$320,000	$32,000	1,411	7/3/1	1943	3,720 SF	
.01Mi.	**3647 N PIONEER AVE**	**03/31/2017**	$400,000	$40,000	2,082	7/3/2	1945	3,720 SF	
.02Mi.	**3631 N PIONEER AVE**	**11/01/2003**	$460,000	$46,000	2,199	8/4/2	1930	3,720 SF	
.02Mi.	**3649 N PIONEER AVE**	**03/10/1986**	$280,000	$28,000	1,096	6/2/1	1942	3,720 SF	
.02Mi.	**3629 N PIONEER AVE**	**12/19/2019**	$300,000	$30,000	1,228	6/2/1	1944	3,720 SF	
.02Mi.	**3653 N PIONEER AVE**	**09/01/2008**	$230,000	$23,000	924	6/2/1	1941	3,720 SF	
.03Mi.	**3638 N PARIS AVE**	**02/10/2022**	$270,000	$27,000	960	5/3/1	1954	3,720 SF	
.03Mi.	**3642 N PARIS AVE**	**08/30/2022**	$270,000	$27,000	1,024	6/3/1	1928	3,720 SF	
.03Mi.	**3636 N PARIS AVE**	**09/30/2013**	$370,000	$37,000	1,785	6/3/1	1928	5,580 SF	
.03Mi.	**3625 N PIONEER AVE**	**04/26/2001**	$230,000	$23,000	771	4/2/1	1943	3,720 SF	
.03Mi.	**3646 N PARIS AVE**		$280,000	$28,000	1,410	6/2/1	1931	3,720 SF	
.03Mi.	**3659 N PIONEER AVE**	**08/19/2024**	$360,000	$36,000	1,559	6/3/1	1943	5,530 SF	
.03Mi.	**3630 N PARIS AVE**		$240,000	$24,000	1,044	5/2/1	1926	5,580 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	40.9 years old	Households:	25,682
Median Household Income:	$80,158	Households w/Family:	67%
Household Income Per Capita:	$36,385	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.14Mi.	**Canty Elementary School** Number of Students: 791 Student-Teacher Ratio: 13.18	B+	Public	PK - 8
2.52Mi.	**Steinmetz College Prep High School** Number of Students: 1,230 Student-Teacher Ratio: 15	F	Public	9 - 12

Flood Report

The Subject Property of **3641 N PIONEER AVE, CHICAGO, IL 60634-2027** 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	83%	LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	60%	NOTABLY LOWER
OVERALL	58%	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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ICE SiteX Report

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