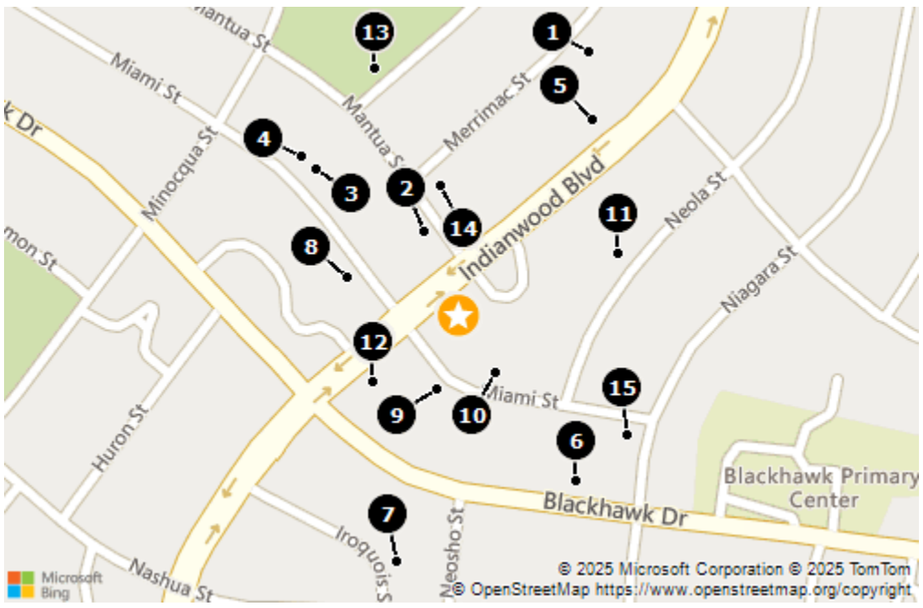
ICE SiteX Report

OrderID: 94035337

SiteX Property Information Report



Subject Property Location

365 INDIANWOOD BLVD, PARK FOREST, IL 60466-2362

County:	**COOK IL**	Census Tract:	170318304.003012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	31-36-314-018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$164,000**	FSD:	15
Value Range:	$139,400 - $188,600	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	32021
Assd Land Value:	$2,457	Market Land Value:	$24,570	Tax Year:	2023
Assd Improvement:	$11,543	Market Improvment Value:	$115,430	Total Taxable Value:	$10,248
Total Assessed Value:	$14,000	Total Assessor Market Value:	$140,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Block: 31-33 District: 32 Subdivision: VILLAGE OF PARK FOREST AREA5 Sec/Twnship/Range: SEC 36 TWN 35N RNG 13E

Abbreviated Description:	(VILLAGE) OF PARK (FOREST) (AREA5) SUB OF PT EH SEC35 & PT BLKS31-33,42-46,53-56,62-65,72-73,79-84 IN WH SEC36 WH SEC 36-35-1
City/Muni/Twp:	RICH

Property Characteristics

Lot Size:	7,020 SF	Bedrooms:	3	Pool:	
Building Area:	1332 SF	Baths:	1	Fireplace:	1
Year Built:	1951	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1+AB	Number of Cars:	1	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/30/2023	Sales Price:	N/A
Document #:	2303045151 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/10/2021	Sales Price:	$53,605
Document #:	2125306084 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/07/2021	Sales Price:	$140,000
Document #:	2125021028 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/25/2021		
Document Type:	Warranty Deed		
Legal Description:			

Lot: 24 Block: 43 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM

Prior Transfer

Recording Date:	05/24/2012	Sales Price:	$55,000

ICE SiteX Report

OrderID: 94035337

Document #:	2125021028 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Block: 31-33 District: 32 Subdivision: VILLAGE OF PARK FOREST AREA5 Sec/Twnship/Range: SEC 36 TWN 35N RNG 13E
Abbreviated Description: (VILLAGE) OF PARK (FOREST) (AREA5) SUB OF PT EH SEC35 & PT BLKS31-33,42-46,53-56,62-65,72-73,79-84 IN WH SEC36 WH SEC 36-35-1
City/Muni/Twp: RICH

Prior Transfer

Recording Date:	05/24/2012	Sales Price:	$55,000
Document #:	1214526095 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/11/2012		
Document Type:	Administrator's deed		

Legal Description:
Lot: 24 Block: 43 Subdivision: VILLAGE OF PARK FOREST AREA #5 Sec/Twnship/Range: E2 S35T35NR13E 3P

Mortgage Record

Recording Date:	07/25/2001	Loan Amount:	N/A
Document #:	0010668589 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	08/01/2011	Type Finance:	VAR

Legal Description:
Lot: 24 Block: 43 Subdivision: VILLAGE OF PARK FOREST AREA #5 Sec/Twnship/Range: E2 S35T35NR13E 3P
Abbreviated Description: WEST2 SEC36 TWP35N RNG13E 3P

Prior Transfer

Recording Date:	05/29/2001	Sales Price:	$98,000
Document #:	0010449765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/11/2001		
Document Type:	Warranty Deed		

Legal Description:
Lot: 24 Block: 43 Subdivision: VILLAGE OF PARK FOREST AREA #5 Sec/Twnship/Range: PART E2 S35T35NR13E 3P
Abbreviated Description: WEST2 SEC36 TWP35N RNG13E 3P

Area Sales Analysis

Total Area Sales	$2,157,000	Median # of Bedrooms	2
Median Lot Size	7,878 SF	Median # of Baths	1
Median Living Area	974 SF	Median Year Built	1951
Price Range - 2 Yrs	$88,000 to $233,000	Age Range	72 years to 74 years
Median Value	$142,000	Median Age	74 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**333 MERRIMAC ST** **PARK FOREST, IL 60466-2313**	01/06/2025	$150,000	$157	953	/2/1	1951	8,776 SF	

APN: 31-36-311-012 Document #: 2500602003
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Block: 42 Subdivision: THE VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:37 Block:42 Subdivision:THE VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

2	.05Mi.	**203 MANTUA ST** **PARK FOREST, IL 60466-2311**	10/16/2024	$116,500	$119	974	/2/1	1951	7,029 SF	

APN: 31-36-312-012 Document #: 2429018321
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 54 Subdivision: VILLAGE OF PARK FOREST AREA NO 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:12 Block:54 Subdivision:VILLAGE OF PARK FOREST AREA NO 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

3	.12Mi.	**214 MIAMI ST** **PARK FOREST, IL 60466-2331**	09/10/2024	$233,000	$134	1732	/4/1	1951	7,272 SF	

APN: 31-36-312-019 Document #: 2425424608
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 54 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 MapRef: DOC 15139014 Sec/Twnship/Range: W2 S35&W2 S36T35NR13E 3PM Abbreviated Description: Lot:22 Block:54 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Map Ref:DOC 15139014Sec/Twnship/Range:W2 S35&W2 S36T35NR13E 3PM

4	.13Mi.	**216 MIAMI ST** **PARK FOREST, IL 60466-2331**	09/06/2024	$159,500	$163	974	/2/1	1951	7,335 SF	

APN: 31-36-312-018 Document #: 2425011045
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Block: 54 Sec/Twnship/Range: E2 S35&W2 36 T35NR13E 3PM Abbreviated Description: Lot:23 Block:54 Sec/Twnship/Range:E2 S35&W2 36 T35NR13E 3PM City/Muni/Twp:PARK FOREST City/Muni/Twp: PARK FOREST

5	.14Mi.	**340 INDIANWOOD BLVD** **PARK FOREST, IL 60466-2364**	08/28/2024	$180,000	$188	953	/3/1	1951	8,957 SF	

APN: 31-36-311-038 Document #: 2424124149
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 17 Block: 42 Subdivision: VILLAGE OF PARK FOREST AREA NO 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:17 Block:42 Subdivision:VILLAGE OF PARK FOREST AREA NO 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

6	.12Mi.	**146 BLACKHAWK DR** **PARK FOREST, IL 60466-2360**	07/26/2024	$155,000	$165	936	/2/1	1952	7,316 SF	

APN: 31-36-316-028 Document #: 2420820404
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Block: 45 Subdivision: VILLAGE OF PARK FOREST AREA NO 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:20 Block:45 Subdivision:VILLAGE OF PARK FOREST AREA NO 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

7	.15Mi.	**134 IROQUOIS ST** **PARK FOREST, IL 60466-2391**	07/09/2024	$142,000	$74	1898	/4/2	1952	7,878 SF	

ICE SiteX Report

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APN: 31-36-317-036 Document #: 2419120232
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 46 MapRef: DOC 15387755 Sec/Twnship/Range: E2 S35&W2 S36T35NR13E 3PM Abbreviated Description: Lot:12 Block:46 Map Ref:DOC 15387755Sec/Twnship/Range:E2 S35&W2 S36T35NR13E 3PM City/Muni/Twp:PARK FOREST City/Muni/Twp: PARK FOREST

8	.07Mi.	**205 MIAMI ST** **PARK FOREST, IL 60466-2330**	05/06/2024	$140,000	$147	949	/2/1	1953	7,800 SF

APN: 31-36-313-014 Document #: 2412714203
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 14 Block: 53 Subdivision: VILLAGE OF PARK FOREST AREA NO 5 Sec/Twnship/Range: E2 S35W2 S36 T35NR13E 3PM Abbreviated Description: Lot:14 Block:53 Subdivision:VILLAGE OF PARK FOREST AREA NO 5 Sec/Twnship/Range:E2 S35W2 S36 T35NR13E 3PM

9	.05Mi.	**195 MIAMI ST** **PARK FOREST, IL 60466-2328**	04/25/2024	$160,000	$168	949	/2/1	1951	7,987 SF

APN: 31-36-316-006 Document #: 2411614097
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 6 Block: 45 Subdivision: VILLAGE OF PARK FOREST AREA NO5 MapRef: DOC 1513014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:6 Block:45 Subdivision:VILLAGE OF PARK FOREST AREA NO5 Map Ref:DOC 1513014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

10	.04Mi.	**190 MIAMI ST** **PARK FOREST, IL 60466-2317**	04/24/2024	$127,000	$130	974	/3/1	1951	7,828 SF

APN: 31-36-314-023 Document #: 2411502002
Document Type: Administrator's deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 43 Subdivision: VILLAGE OF PARK FOREST AREA 5 Legal Unit: 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&S2 S36 T35NR13E 3PM Abbreviated Description: Lot:19 Block:43 Subdivision:VILLAGE OF PARK FOREST AREA 5 Legal Unit:5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&S2 S36 T35NR13E 3PM

11	.1Mi.	**352 NEOLA ST** **PARK FOREST, IL 60466-2334**	04/19/2024	$88,000	$92	949	/2/1	1951	8,139 SF

APN: 31-36-314-033 Document #: 2411002032
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 9 Block: 43 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:9 Block:43 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

12	.07Mi.	**375 INDIANWOOD BLVD** **PARK FOREST, IL 60466-2363**	03/25/2024	$110,000	$63	1743	/4/2	1952	8,385 SF

APN: 31-36-316-003 Document #: 2408524481
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 45 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:2 Block:45 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

13	.16Mi.	**342 MANITOWAC ST** **PARK FOREST, IL 60466-2310**	03/14/2024	$125,000	$128	974	/2/1	1951	7,464 SF

APN: 31-36-309-023 Document #: 2407420532
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5 Block: 56 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:5 Block:56 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

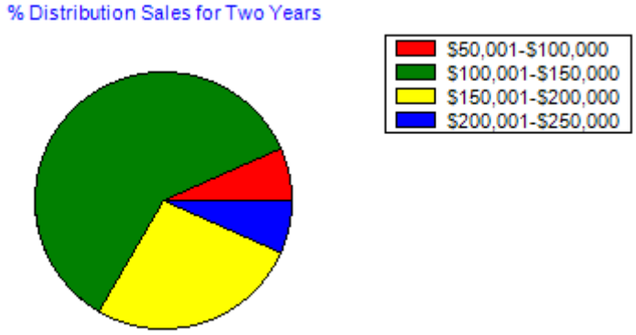
14	.08Mi.	**204 MANTUA ST** **PARK FOREST, IL 60466-2312**	02/22/2024	$128,000	$134	953	/3/1	1951	9,068 SF

APN: 31-36-311-022 Document #: 2405315013
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 27 Block: 42 Subdivision: VILLAGE OF PARK FOREST AREA NUMBER 5 MapRef: DOC 15139014 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:27 Block:42 Subdivision:VILLAGE OF PARK FOREST AREA NUMBER 5 Map Ref:DOC 15139014Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 3PM

15	.12Mi.	**370 NIAGARA ST** **PARK FOREST, IL 60466-2337**	02/16/2024	$143,000	$116	1231	/2/1	1951	8,358 SF

APN: 31-36-316-016 Document #: 2404706357
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 45 Subdivision: THE VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range: E2 S35&W2 S36 T35NR13E 3PM Abbreviated Description: Lot:16 Block:45 Subdivision:THE VILLAGE OF PARK FOREST AREA NUMBER 5 Sec/Twnship/Range:E2 S35&W2 S36 T35NR13E 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.

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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.	**365 INDIANWOOD BLVD**	**05/24/2012**	$140,000	$14,000	1,332	/3/1	1951	7,020 SF	
.01Mi.	**363 INDIANWOOD BLVD**		$169,990	$16,999	1,671	/3/2	1951	8,585 SF	
.02Mi.	**367 INDIANWOOD BLVD**		$120,610	$12,061	1,153	/3/1	1951	7,712 SF	
.02Mi.	**196 MIAMI ST**		$109,990	$10,999	949	/2/1	1951	6,738 SF	
.02Mi.	**361 INDIANWOOD BLVD**	**11/24/2009**	$109,990	$10,999	949	/2/1	1951	10,678 SF	
.02Mi.	**194 MIAMI ST**	**06/14/2012**	$175,040	$17,504	2,364	/5/2	1957	6,850 SF	
.03Mi.	**192 MIAMI ST**		$109,990	$10,999	974	/2/1	1951	7,884 SF	
.04Mi.	**359 INDIANWOOD BLVD**		$119,990	$11,999	953	/3/1	1951	8,603 SF	
.04Mi.	**190 MIAMI ST**		$97,390	$9,739	974	/3/1	1951	7,828 SF	
.04Mi.	**362 INDIANWOOD BLVD**	**05/10/2006**	$119,990	$11,999	953	/2/1	1951	6,575 SF	
.04Mi.	**201 MANTUA ST**	**12/03/2010**	$118,900	$11,890	953	/3/1	1951	7,315 SF	
.04Mi.	**200 MIAMI ST**	**07/31/1989**	$108,920	$10,892	953	/3/1	1951	6,948 SF	
.04Mi.	**371 INDIANWOOD BLVD**		$140,000	$14,000	1,305	/3/1	1954	7,780 SF	
.05Mi.	**188 MIAMI ST**	**04/24/2013**	$125,720	$12,572	1,310	/3/2	1951	9,420 SF	
.05Mi.	**197 MIAMI ST**	**05/12/1995**	$109,990	$10,999	953	/3/1	1951	7,981 SF	
.05Mi.	**357 INDIANWOOD BLVD**	**04/02/2007**	$149,990	$14,999	1,656	/3/2	1951	7,147 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	37.9 years old	Households:	7,755
Median Household Income:	$64,161	Households w/Family:	60%
Household Income Per Capita:	$29,676	Households w/Family Married:	33%
Most Common Education Level:	Some College	Households w/Family Children:	31%

School District

School District Zone:	Park Forest School District 163	Students:	1,494
Number of Schools:	6	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.23Mi.	**Blackhawk Primary Center** Number of Students: 168 Student-Teacher Ratio: NA	C-	Public	KG - 3
3.52Mi.	**Rich Township High School** Number of Students: 2,614 Student-Teacher Ratio: NA Advanced Placement: Yes	D	Public	9 - 12
0.55Mi.	**21st Century Primary Center** Number of Students: 163 Student-Teacher Ratio: NA	C-	Public	KG - 3
0.94Mi.	**Michelle Obama School of Technology and the Arts** Number of Students: 513 Student-Teacher Ratio: NA	C-	Public	4 - 8

Flood Report

The Subject Property of **365 INDIANWOOD BLVD, PARK FOREST, IL 60466-2362** 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	128%	HIGHER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	108%	SIMILAR
FORCIBLE ROBBERY	45%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	110%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	93%	SIMILAR
OVERALL	110%	HIGHER

Disaster Alerts

6/29/2023 - Severe Storms And Flooding 9/17/2023 - Severe Storms And Flooding 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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ICE SiteX Report

OrderID: 94035337

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