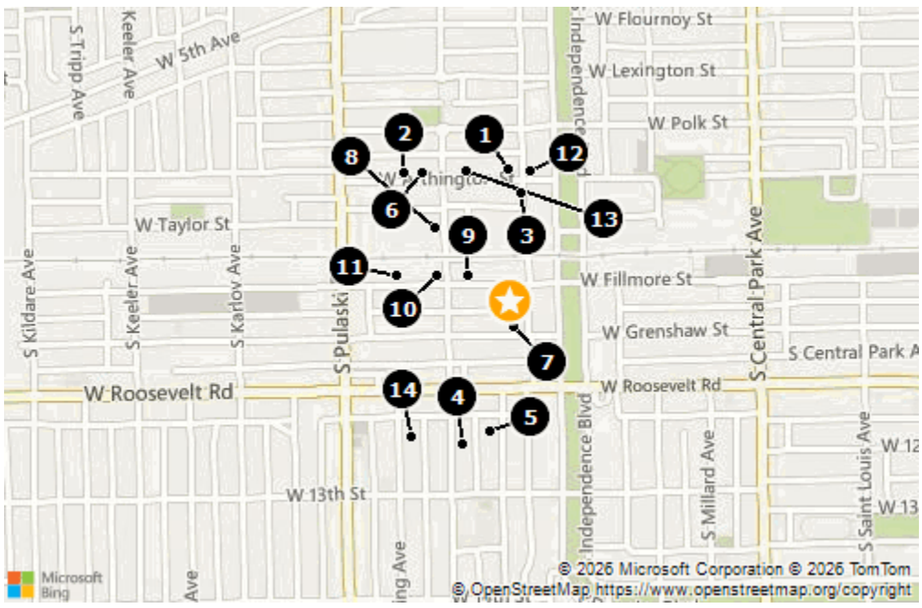
ICE SiteX Report

OrderID: 97523938

SiteX Property Information Report



Subject Property Location

3827 W FILLMORE ST, CHICAGO, IL 60624-4204

County:	**COOK IL**	Census Tract:	170318430.002015
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	16-14-324-015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$145,000**	FSD:	23	Common Confidence Score:	39
Value Range:	$111,650 - $178,350	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	77113
Assd Land Value:	$4,531	Market Land Value:	$45,310	Tax Year:	2023
Assd Improvement:	$30,469	Market Improvment Value:	$304,690	Total Taxable Value:	$4,869
Total Assessed Value:	$35,000	Total Assessor Market Value:	$350,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 77 Sec/Twnship/Range: SEC 14 TWN 39N RNG 13E
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	3,125 SF	Bedrooms:		Pool:	
Building Area:	5430 SF	Baths:		Fireplace:	
Year Built:	1925	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	15	Ext Walls:	Masonry
Number of Units:	3	Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	3+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Full	Roof Cover:	Tar&Gravel
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/08/2025	Sales Price:	$443,420
Document #:	2509802005 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/25/2021	Sales Price:	$108,000
Document #:	2129833516 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/12/2021		
Document Type:			

Legal Description:
Lot: 44 Subdivision: GARFIELD BOULEVARD SYNDICATE ADDITION Sec/Twnship/Range: W2SW4 S14T39R13
City/Muni/Twp: CHICAGO

Prior Transfer

Recording Date:	10/12/2021	Sales Price:	$108,000
Document #:	2129833516 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 77 Sec/Twnship/Range: SEC 14 TWN 39N RNG 13E
City/Muni/Twp: WEST CHICAGO

ICE SiteX Report

OrderID: 97523938

Prior Transfer

Recording Date:	06/13/2019	Sales Price:	N/A
Document #:	1916416005 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/14/2019		
Document Type:			

Legal Description:
Lot: 44 Subdivision: GARFIELD BLVD SYNDICATE ADDITION Sec/Twnship/Range: W2SW4 S14T39R13
City/Muni/Twp: CHICAGO

Area Sales Analysis

Total Area Sales	$6,344,000	Median # of Bedrooms	
Median Lot Size	3,125 SF	Median # of Baths	
Median Living Area	2,372 SF	Median Year Built	1902
Price Range - 2 Yrs	$115,000 to $615,000	Age Range	117 years to 130 years
Median Value	$502,500	Median Age	124 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**3824 W ARTHINGTON ST CHICAGO, IL 60624-4485**	04/14/2026	$615,000	$207	2958	7//	1900	3,125 SF	
		APN: 16-14-314-031 Document #: 2610431164 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 55 Block: 4 Subdivision: CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:55 Block:4 Subdivision:CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
2	.21Mi.	**3926 W ARTHINGTON ST CHICAGO, IL 60624-4003**	03/17/2026	$515,000	$223	2300	6//	1903	3,125 SF	
		APN: 16-14-313-037 Document #: 2607625173 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 79 Block: 3 Subdivision: CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:79 Block:3 Subdivision:CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
3	.13Mi.	**3819 W ARTHINGTON ST CHICAGO, IL 60624-4002**	03/10/2026	$520,000	$228	2272	6//	1908	3,125 SF	
		APN: 16-14-318-018 Document #: 2606902149 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 46 Block: 1 Subdivision: W J AND D F ANDERSONS SUBDIVISION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:46 Block:1 Subdivision:W J AND D F ANDERSONS SUBDIVISION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
4	.18Mi.	**1227 S SPRINGFIELD AVE CHICAGO, IL 60623-1350**	02/11/2026	$505,000	$215	2340	6//	1896	3,125 SF	
		APN: 16-23-102-010 Document #: 2604224083 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 41 Block: 3 Subdivision: FRANK WELLS AND COMPANYS BOULEVARD SUBDIVISION Sec/Twnship/Range: NW4NE4 S23T39NR13E 3PM Abbreviated Description: Lot:41 Block:3 Subdivision:FRANK WELLS AND COMPANYS BOULEVARD SUBDIVISION Sec/Twnship/Range:NW4NE4 S23T39NR13E 3PM								
5	.16Mi.	**1220 S AVERS AVE CHICAGO, IL 60623-1325**	01/29/2026	$580,000	$202	2866	21//	1900	3,125 SF	
		APN: 16-23-102-026 Document #: 2602931077 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 14 Block: 3 Subdivision: FRANK WELLS & COMPANYTS BOULEVARD SUBDIVISION Sec/Twnship/Range: NW4NW4 S23T39NR13E 3PM Abbreviated Description: Lot:14 Block:3 Subdivision:FRANK WELLS & COMPANYTS BOULEVARD SUBDIVISION Sec/Twnship/Range:NW4NW4 S23T39NR13E 3PM								
6	.2Mi.	**3912 W ARTHINGTON ST CHICAGO, IL 60624-4003**	11/14/2025	$115,000	$47	2404	12//	1896	3,125 SF	
		APN: 16-14-313-042 Document #: 2531822110 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 74 Subdivision: CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:74 Subdivision:CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
7	.03Mi.	**3824 W GRENSHAW ST CHICAGO, IL 60624-4513**	11/03/2025	$400,000	$107	3728	12//	1903	3,135 SF	
		APN: 16-14-324-034 Document #: 2530723015 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 14&15 Block: 7 Subdivision: GARFIELD BOULEVARD SYNDICATE ADDITION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:14&15 Block:7 Subdivision:GARFIELD BOULEVARD SYNDICATE ADDITION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOT15								
8	.13Mi.	**924 S SPRINGFIELD AVE CHICAGO, IL 60624-4023**	09/22/2025	$520,000	$269	1932	8//	1909	2,200 SF	
		APN: 16-14-317-038 Document #: 2526530029 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 5 Block: 2 Subdivision: W J AND D F ANDERSONS SUBDIVISION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:5 Block:2 Subdivision:W J AND D F ANDERSONS SUBDIVISION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
9	.06Mi.	**3852 W FILLMORE ST CHICAGO, IL 60624-4203**	07/30/2025	$365,000	$160	2272	6//	1901	3,100 SF	
		APN: 16-14-320-004 Document #: 2521118248 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 28 Block: 5 Subdivision: L E INGALLS SUBDIVISION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:28 Block:5 Subdivision:L E INGALLS SUBDIVISION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
10	.1Mi.	**3906 W FILLMORE ST CHICAGO, IL 60624-4205**	06/26/2025	$236,500	$106	2214	10//	1903	3,100 SF	
		APN: 16-14-319-019 Document #: 2517716055 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 22 Block: 5 Subdivision: L E INGALLS SUBDIVISION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:22 Block:5 Subdivision:L E INGALLS SUBDIVISION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM								
11	.14Mi.	**3928 W FILLMORE ST CHICAGO, IL 60624-4205**	06/05/2025	$500,000	$225	2220	6//	1903	3,094 SF	

ICE SiteX Report

OrderID: 97523938

APN: 16-14-319-022 Document #: 2515624035
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 13 Block: 5 Subdivision: INGALLS SUBDIVISION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Block:5 Subdivision:INGALLS SUBDIVISION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOT13

12	.16Mi.	**3810 W ARTHINGTON ST CHICAGO, IL 60624-4001**	06/02/2025	$592,500	$122	4836	20//	1900	3,256 SF

APN: 16-14-314-042 Document #: 2515320245
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 50&51 Subdivision: CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Subdivision:CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOTS50&51

13	.17Mi.	**3854 W ARTHINGTON ST CHICAGO, IL 60624-4001**	05/23/2025	$485,000	$197	2454	7//	1902	3,125 SF

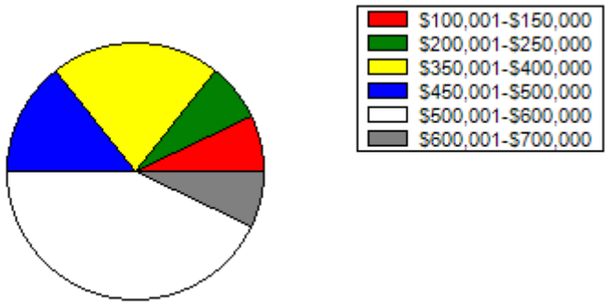
APN: 16-14-314-019 Document #: 2514314019
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 67 Block: 3 Subdivision: CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range: W2SW4 S14T39NR13E 3PM Abbreviated Description: Lot:67 Block:3 Subdivision:CUMMINGS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range:W2SW4 S14T39NR13E 3PM

14	.2Mi.	**1225 S HARDING AVE CHICAGO, IL 60623-4775**	03/17/2025	$395,000	$130	3030	7//	1902	3,125 SF

APN: 16-23-101-013 Document #: 2507624122
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 41&42 Block: 2 Subdivision: FRANK WELLS AND COMPANYS BOULEVARD SUBDIVISION Sec/Twnship/Range: NW4NW4 S23T39NR13E 3PM Abbreviated Description: Lot:41&42 Block:2 Subdivision:FRANK WELLS AND COMPANYS BOULEVARD SUBDIVISION Sec/Twnship/Range:NW4NW4 S23T39NR13E 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.	**3827 W FILLMORE ST**	**10/12/2021**	$350,000	$35,000	5,430	15//	1925	3,125 SF	
0Mi.	**3829 W FILLMORE ST**	**12/31/2013**	$230,000	$23,000	2,378	10//	1903	3,125 SF	
0Mi.	**3825 W FILLMORE ST**	**03/18/2016**	$340,000	$34,000	4,256	16//	1913	3,125 SF	
.01Mi.	**3831 W FILLMORE ST**	**06/06/2017**	$250,000	$25,000	2,772	12//	1909	3,125 SF	
.01Mi.	**3821 W FILLMORE ST**	**05/24/2024**	$290,000	$29,000	4,280	9//	1913	3,125 SF	
.01Mi.	**3835 W FILLMORE ST**	**05/29/2021**	$240,000	$24,000	2,748	12//	1913	3,125 SF	
.01Mi.	**3819 W FILLMORE ST**	**05/06/2022**	$280,000	$28,000	4,656	18//	1923	3,125 SF	
.02Mi.	**3837 W FILLMORE ST**	**12/31/2003**	$220,000	$22,000	2,772	15//	1913	3,125 SF	
.02Mi.	**3817 W FILLMORE ST**	**09/10/1996**	$45,310	$4,531				3,125 SF	
.02Mi.	**3839 W FILLMORE ST**		$45,310	$4,531				3,125 SF	
.03Mi.	**3826 W GRENSHAW ST**	**04/15/2019**	$330,000	$33,000	3,561	15//	2006	3,115 SF	
.03Mi.	**3824 W GRENSHAW ST**	**10/31/2025**	$290,000	$29,000	3,728	12//	1903	3,135 SF	
.03Mi.	**3828 W GRENSHAW ST**	**10/01/2007**	$210,000	$21,000	1,632	6/3/1	2006	4,692 SF	
.03Mi.	**3843 W FILLMORE ST**	**08/28/2020**	$196,000	$19,600	2,184	6//	1903	3,125 SF	
.03Mi.	**3820 W GRENSHAW ST**	**03/01/2005**	$137,000	$13,700	1,760	8//	1903	3,125 SF	
.03Mi.	**3832 W GRENSHAW ST**	**10/01/2004**	$67,960	$6,796				4,687 SF	

Rent vs. Own

Households Occupied by Renters:	63%	Households Occupied by Owners:	24%

Demographics & Income

Median Age:	36.3 years old	Households:	13,952
Median Household Income:	$36,295	Households w/Family:	58%
Household Income Per Capita:	$20,072	Households w/Family Married:	15%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

ICE SiteX Report

OrderID: 97523938

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.12Mi.	**Manley Career Academy High School** Number of Students: 193 Student-Teacher Ratio: 13.54	F	Public	9 - 12
0.44Mi.	**Herzl Elementary School** Number of Students: 429 Student-Teacher Ratio: 12.62	F	Public	PK - 8

Flood Report

The Subject Property of **3827 W FILLMORE ST, CHICAGO, IL 60624-4204** 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	120%	HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	157%	NOTABLY HIGHER
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	134%	NOTABLY HIGHER
OVERALL	163%	NOTABLY HIGHER

Disaster Alerts

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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