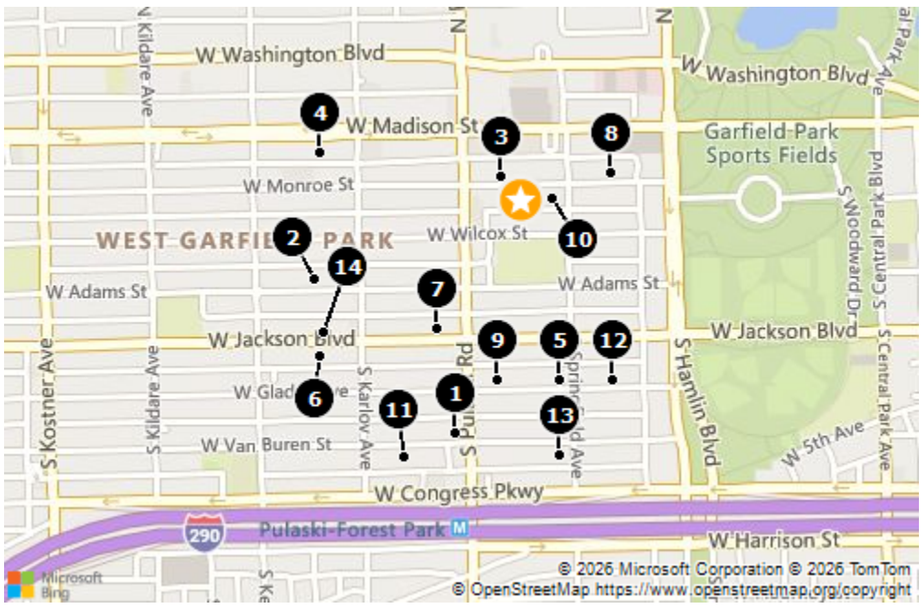
ICE SiteX Report

OrderID: 98722567

SiteX Property Information Report



Subject Property Location

3925 W MONROE ST, CHICAGO, IL 60624-2821

County:	**COOK IL**	Census Tract:	170312608.001006
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	16-14-102-010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	47	Common Confidence Score:	14
Value Range:	$147,340 - $408,660	ICE Confidence Score:	53		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	77132
Assd Land Value:	$4,386	Market Land Value:	$43,860	Tax Year:	2024
Assd Improvement:	$10,414	Market Improvment Value:	$104,140	Total Taxable Value:	$2,984
Total Assessed Value:	$14,800	Total Assessor Market Value:	$148,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 3-11 Block: 3 District: 77 Subdivision: LAMBERT TREES SUB Sec/Twnship/Range: SEC 14 TWN 39N RNG 13E
Abbreviated Description: (RESUBDIVISION) OF W 21FT LT3 & ALL OF LTS 4-11 BLK3 OF LAMBERT TREES SUB WH NW SEC 14-39-13
City/Muni/Twp: WEST CHICAGO

Property Characteristics

Lot Size:	3,025 SF	Bedrooms:		Pool:	
Building Area:	2384 SF	Baths:		Fireplace:	
Year Built:	1913	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	N
Style:		Basement:	Unfinished	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/17/2025	Sales Price:	N/A
Document #:	2510710040 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/06/2024	Loan Amount:	N/A
Document #:	2431120103 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 1 Block: 3 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM

Mortgage Record

Recording Date:	06/20/2024	Loan Amount:	N/A
Document #:	2417223174 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2052	Type Finance:	

Legal Description:
Lot: 3-11 Block: 3 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR14E 3PM

Prior Transfer

Recording Date:	09/30/2022	Sales Price:	$240,000
			Multiple Parcels Involved in this transaction

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Document #:	2227310217 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/27/2022		
Document Type:			

Legal Description:
Lot: 1 Block: 3 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM

Prior Transfer

Recording Date:	08/27/2022	Sales Price:	$240,000
Document #:	2227310217 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3-11 Block: 3 District: 77 Subdivision: LAMBERT TREES SUB Sec/Twnship/Range: SEC 14 TWN 39N RNG 13E
Abbreviated Description: (RESUBDIVISION) OF W 21FT LT3 & ALL OF LTS 4-11 BLK3 OF LAMBERT TREES SUB WH NW SEC 14-39-13
City/Muni/Twp: WEST CHICAGO

Prior Transfer

Recording Date:	03/24/2009	Sales Price:	N/A
Document #:	0908331039 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	12/23/2008		
Document Type:			

Legal Description:
Lot: 3-11 Block: 3 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3P

Prior Transfer

Recording Date:	03/24/2009	Sales Price:	N/A
Document #:	0908331038 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	03/17/2009		
Document Type:			

Legal Description:
Lot: 3-11 Block: 3 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3P

Area Sales Analysis

Total Area Sales	$4,317,500	Median # of Bedrooms	
Median Lot Size	3,125 SF	Median # of Baths	
Median Living Area	2,924 SF	Median Year Built	1908
Price Range - 2 Yrs	$50,000 to $590,000	Age Range	20 years to 133 years
Median Value	$303,000	Median Age	118 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**4004 W VAN BUREN ST** **CHICAGO, IL 60624-2746**	10/08/2026	$50,000	$22	2188	6//	1912	3,125 SF	
		APN: 16-15-223-042 Document #: 2628123278 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 46 Block: 4 Subdivision: JAMES H BREWSTERS SUBDIVISION Sec/Twnship/Range: E2NE4 S15T39NR13E 3PM Abbreviated Description: Lot:46 Block:4 Subdivision:JAMES H BREWSTERS SUBDIVISION Sec/Twnship/Range:E2NE4 S15T39NR13E 3PM								
2	.27Mi.	**4126 W ADAMS ST** **CHICAGO, IL 60624-4578**	09/29/2026	$358,000	$145	2464	10//	1893	3,050 SF	
		APN: 16-15-210-034 Document #: 2627223239 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 38 Block: 6 Subdivision: W M DERBYS SUBDIVISION Sec/Twnship/Range: NE4NE4 S15T39R13E 3PM Abbreviated Description: Lot:38 Block:6 Subdivision:W M DERBYS SUBDIVISION Sec/Twnship/Range:NE4NE4 S15T39R13E 3PM								
3	.05Mi.	**3942 W MONROE ST** **CHICAGO, IL 60624-2820**	09/22/2026	$330,000	$115	2846	9//	1909	3,933 SF	
		APN: 16-14-100-018 Document #: 2626526120 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 31&32 Block: 2 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Lot:31&32 Subdivision:LAMBERT TREES SUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOT32								
4	.25Mi.	**4121 W MADISON ST** **CHICAGO, IL 60624-2505**	09/17/2026	$88,000	$20	4375	7//	1915	3,025 SF	
		APN: 16-15-202-010 Document #: 2626026061 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 9 Block: 2 Subdivision: W M DERBYS SUBDIVISION Sec/Twnship/Range: NE4NE4 S15T39NR13E 3PM Abbreviated Description: Lot:9 Block:2 Subdivision:W M DERBYS SUBDIVISION Sec/Twnship/Range:NE4NE4 S15T39NR13E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
5	.21Mi.	**3914 W GLADYS AVE** **CHICAGO, IL 60624-3119**	09/16/2026	$380,000	$151	2508	7//	1908	3,750 SF	
		APN: 16-14-108-025 Document #: 2625925028 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 42&43 Block: 10 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Block:10 Subdivision:LAMBERT TREES SUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOTS42&43								
6	.32Mi.	**4129 W JACKSON BLVD** **CHICAGO, IL 60624-2732**	08/27/2026	$280,000	$92	3038	7//	1893	3,125 SF	
		APN: 16-15-218-011 Document #: 2623931188 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 12 Block: 2 Subdivision: JAMES H BREWSTERS SUBDIVISION Sec/Twnship/Range: E2NE4 S15T39NR13E 3PM Abbreviated Description: Lot:12 Block:2 Subdivision:JAMES H BREWSTERS SUBDIVISION Sec/Twnship/Range:E2NE4 S15T39NR13E 3PM								
7	.18Mi.	**4016 W JACKSON BLVD** **CHICAGO, IL 60624-2793**	08/11/2026	$554,000	$119	4636	16//	2006	2,961 SF	
		APN: 16-15-215-048 Document #: 2622322156 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 42 Block: 8 Subdivision: W M DERBYS SUBDIVISION Sec/Twnship/Range: NE4NE4 S15T39NR13E 3PM Abbreviated Description: Lot:42 Block:8 Subdivision:W M DERBYS SUBDIVISION Sec/Twnship/Range:NE4NE4 S15T39NR13E 3PM								

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8	.11Mi.	**3834 W MONROE ST** **CHICAGO, IL 60624-2835**	08/07/2026	$210,000	$69	3002	11//	1908	3,956 SF

APN: 16-14-101-016 Document #: 2621923275
Document Type: Price Code: D
Land Use: Apartments (generic)
Legal: Lot: 8 Block: 1 Subdivision: JOHN J LYONS RESUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Lot:8 Block:1 Subdivision:JOHN J LYONS RESUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM

9	.21Mi.	**3944 W GLADYS AVE** **CHICAGO, IL 60624-3119**	07/31/2026	$255,000	$52	4815	18//	1906	3,937 SF

APN: 16-14-108-014 Document #: 2621220154
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 30&31 Block: 10 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Block:10 Subdivision:LAMBERT TREES SUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOTS30&31

10	.04Mi.	**3907 W MONROE ST** **CHICAGO, IL 60624-4563**	07/28/2026	$306,000	$117	2612	11//	1911	3,025 SF

APN: 16-14-102-017 Document #: 2620931108
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 8 Block: 3 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Lot:8 Block:3 Subdivision:LAMBERT TREES SUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM

11	.34Mi.	**4039 W VAN BUREN ST** **CHICAGO, IL 60624-3296**	06/26/2026	$590,000	$122	4830	17//	1929	3,122 SF

APN: 16-15-227-009 Document #: 2617720057
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 9 Block: 1 Subdivision: FRANK WELLS AND COMPANYS COLORADO SUBDIVISION Sec/Twnship/Range: N2E2W2E2NE4 S15T39NR13E 3PM Abbreviated Description: Lot:9 Block:1 Subdivision:FRANK WELLS AND COMPANYS COLORADO SUBDIVISION Sec/Twnship/Range:N2E2W2E2NE4 S15T39NR13E 3PM

12	.23Mi.	**3838 W GLADYS AVE** **CHICAGO, IL 60624-3112**	06/26/2026	$275,500	$82	3342	18//	1906	3,541 SF

APN: 16-14-109-020 Document #: 2617710052
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 35&36 Block: 9 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Block:9 Subdivision:LAMBERT TREES SUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM Abbreviated Description:PORTION LOTS35&36

13	.31Mi.	**3907 W VAN BUREN ST** **CHICAGO, IL 60624-3145**	06/25/2026	$300,000	$131	2284	10//	1913	3,125 SF

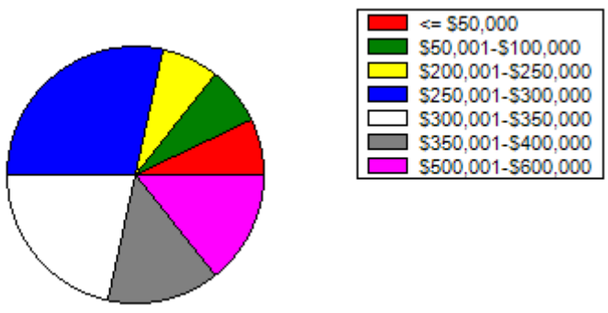
APN: 16-14-112-016 Document #: 2617628151
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 3 Block: 14 Subdivision: LAMBERT TREES SUBDIVISION Sec/Twnship/Range: W2NW4 S14T39NR13E 3PM Abbreviated Description: Lot:3 Block:14 Subdivision:LAMBERT TREES SUBDIVISION Sec/Twnship/Range:W2NW4 S14T39NR13E 3PM

14	.29Mi.	**4126 W JACKSON BLVD** **CHICAGO, IL 60624-2731**	06/18/2026	$341,000	$143	2372	11//	1904	3,025 SF

APN: 16-15-214-034 Document #: 2616921030
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 38 Block: 7 Subdivision: W M DERBYS SUBDIVISION Sec/Twnship/Range: NE4NE4 S15T39NR13E 3PM Abbreviated Description: Lot:38 Block:7 Subdivision:W M DERBYS SUBDIVISION Sec/Twnship/Range:NE4NE4 S15T39NR13E 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.

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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.	**3925 W MONROE ST**	**08/27/2022**	$148,000	$14,800	2,384	6//	1913	3,025 SF	
.01Mi.	**3921 W MONROE ST**	**10/23/2017**	$210,000	$21,000	2,470	7//	1913	3,448 SF	
.01Mi.	**3929 W MONROE ST**	**08/27/2022**	$50,390	$5,039				3,475 SF	
.01Mi.	**3919 W MONROE ST**	**03/20/2017**	$240,000	$24,000	3,165	12//	1908	3,448 SF	
.01Mi.	**3931 W MONROE ST**		$280,000	$28,000	4,018	15//	1913	3,469 SF	
.02Mi.	**3917 W MONROE ST**	**11/26/1997**	$197,000	$19,700	2,464	10//	1910	3,448 SF	
.02Mi.	**3935 W MONROE ST**	**10/16/2006**	$160,000	$16,000	2,760	7//	1907	3,388 SF	
.02Mi.	**3939 W MONROE ST**	**04/01/2006**	$184,000	$18,400	2,572	12//	1913	3,388 SF	
.02Mi.	**3915 W MONROE ST**	**03/24/2020**	$210,000	$21,000	2,896	12//	1913	3,448 SF	
.03Mi.	**3926 W WILCOX ST**	**03/15/2017**	$196,000	$19,600	2,538	7//	1903	3,433 SF	
.03Mi.	**3924 W WILCOX ST**	**01/27/2006**	$270,010	$27,001	4,164	18//	1921	3,630 SF	
.03Mi.	**3941 W MONROE ST**		$210,000	$21,000	2,732	11//	1909	3,388 SF	
.03Mi.	**3911 W MONROE ST**	**09/01/2012**	$280,000	$28,000	3,996	15//	1914	3,448 SF	
.03Mi.	**3928 W WILCOX ST**								
.03Mi.	**3920 W WILCOX ST**	**12/29/2022**	$403,860	$40,386	2,314	10//	1903	3,025 SF	
.03Mi.	**3918 W WILCOX ST**	**04/01/2011**	$240,000	$24,000	3,281	15//	1910	3,388 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%

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
0.09Mi.	**Melody Elementary School** Number of Students: 341 Student-Teacher Ratio: 15.16	F	Public	KG - 8
0.88Mi.	**Marshall Metropolitan High School** Number of Students: 239 Student-Teacher Ratio: 11.95	D-	Public	9 - 12

Flood Report

The Subject Property of **3925 W MONROE ST, CHICAGO, IL 60624-2821** 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

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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