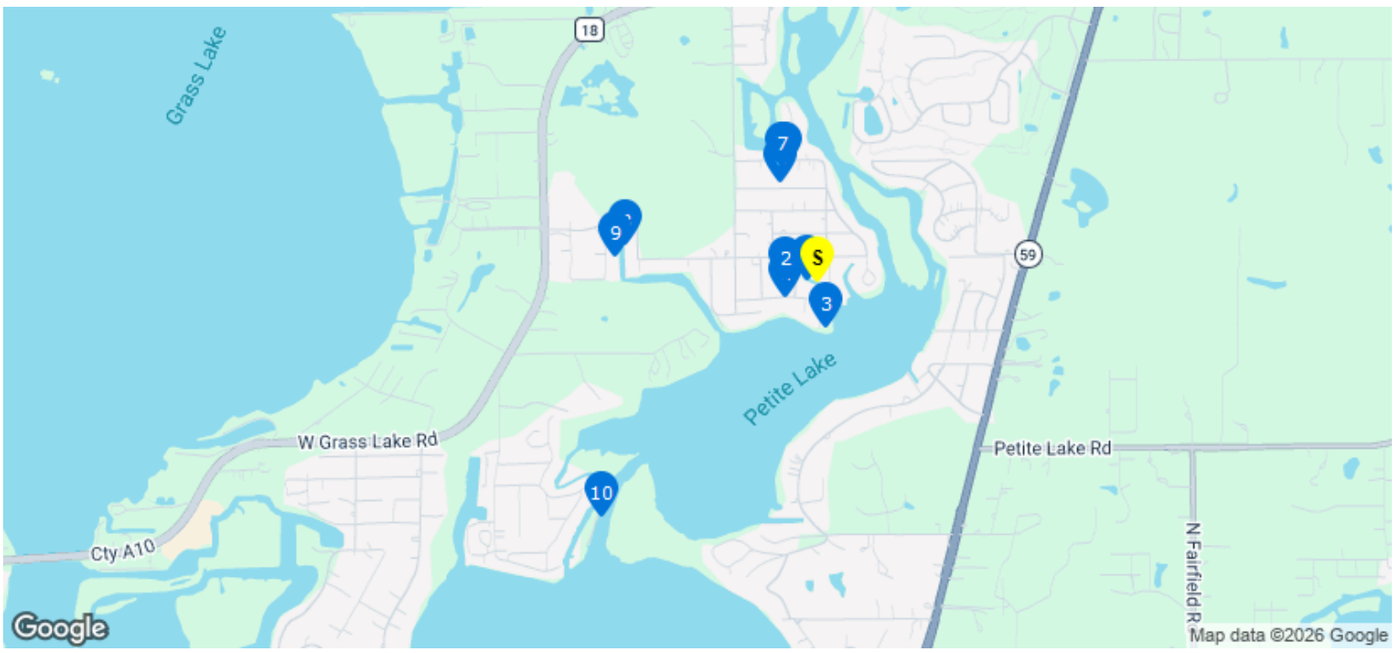
ICE SiteX Report

OrderID: 98745631

SiteX Property Information Report



Subject Property Location

39470 N WOODSIDE AVE, ANTIOCH, IL 60002-8432

County:	**LAKE IL**	Census Tract:	8608.08
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01-25-404-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$306,000**	FSD:	21	Common Confidence Score:	32
Value Range:	$241,740 - $370,260	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4012
Assd Land Value:	$4,879	Market Land Value:	$14,638	Tax Year:	2025
Assd Improvement:	$104,542	Market Improvment Value:	$313,657	Total Taxable Value:	$8,729
Total Assessed Value:	$109,421	Total Assessor Market Value:	$328,295	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 89 District: ANTIOCH Subdivision: BEACHWOOD

Abbreviated Description:	BEACHWOOD LOT 89
City/Muni/Twp:	TOWNSHIP OF ANTIOCH

Property Characteristics

Lot Size:	5,001 SF	Bedrooms:	3	Pool:	
Building Area:	1408 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced air unit
Number of Stories:	1+B	Number of Cars:	1	A/C:	Yes
Style:	Ranch\Rambler	Basement:	Basement (not specified)	Roof Cover:	Composition Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/04/2023	Sales Price:	N/A
Document #:	8008551 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/14/2023	Sales Price:	N/A
Document #:	7995665 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	09/22/2022	Loan Amount:	N/A
Document #:	7934246 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/11/2022		
TD Due Date:	09/01/2052	Type Finance:	Fixed Rate
Legal Description:			

Subdivision: BEACHWOOD Map Ref: DOC 277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

ICE SiteX Report

OrderID: 98745631

Prior Transfer

Recording Date:	09/22/2022	Sales Price:	$215,000
			Multiple Parcels Involved in this transaction
Document #:	7934245 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/11/2022		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: DOC 277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Mortgage Record

Recording Date:	09/21/2021	Loan Amount:	N/A
Document #:	7827283 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	05/21/2021		
TD Due Date:		Type Finance:	VAR

Legal Description:
Subdivision: BEACHWOOD Map Ref: DOC 277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Prior Transfer

Recording Date:	09/21/2021	Sales Price:	$130,000
			Multiple Parcels Involved in this transaction
Document #:	7827282 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	05/21/2021		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: DOC 277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Prior Transfer

Recording Date:	07/01/2021	Sales Price:	N/A
Document #:	7804566 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	05/21/2021	Sales Price:	$215,000
Document #:	7934245 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: ANTIOCH Subdivision: BEACHWOOD
Abbreviated Description: BEACHWOOD LOT 89
City/Muni/Twp: TOWNSHIP OF ANTIOCH

Mortgage Record

Recording Date:	03/31/2021	Loan Amount:	N/A
Document #:	7769846 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	01/05/2021		
TD Due Date:		Type Finance:	

Legal Description:
Subdivision: BEACHWOOD Map Ref: 0 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Prior Transfer

Recording Date:	03/31/2021	Sales Price:	$69,000
			Multiple Parcels Involved in this transaction
Document #:	7769845 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	12/31/2020		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: MB P PG 23 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Prior Transfer

Recording Date:	08/07/2018	Sales Price:	$90,000
			Multiple Parcels Involved in this transaction
Document #:	7503966 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/07/2018		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: DOC277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Prior Transfer

Recording Date:	01/10/2018	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	7456691 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/19/2017		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: DOC277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM

Prior Transfer

Recording Date:	10/03/2017	Sales Price:	N/A
Document #:	7432266 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	11/01/2010	Loan Amount:	N/A
Document #:	6664556 BK-PG -	Loan Type:	Conventional
Contract Date:	09/07/2010		
TD Due Date:	11/01/2040	Type Finance:	

ICE SiteX Report

OrderID: 98745631

Legal Description:
Subdivision: BEACHWOOD Map Ref: MB P PG23 Sec/Twnship/Range: SE4 S25T46NR09E 3P

Prior Transfer

Recording Date:	11/01/2010	Sales Price:	$60,000
			Multiple Parcels Involved in this transaction
Document #:	6664555 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	09/07/2010		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: MB P PG23 Sec/Twnship/Range: SE4 S25T46NR09E 3P

Prior Transfer

Recording Date:	12/21/2009	Sales Price:	N/A
Document #:	6553233 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	12/10/2009		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: DOC277495 Sec/Twnship/Range: SE4 S25T46NR09E 3P

Prior Transfer

Recording Date:	09/15/2009	Sales Price:	$5,000
Document #:	6521187 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	02/05/2008	Sales Price:	$150,450
Document #:	6301832 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/07/2006	Sales Price:	$150,450
Document #:	5942205 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Prior Transfer

Recording Date:	02/07/2006	Sales Price:	$150,450
Document #:	5942204 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	08/02/2004	Loan Amount:	N/A
Document #:	5614149 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	06/11/2004		
TD Due Date:	06/23/2009	Type Finance:	Type Financing not disclosed on document

Legal Description:
Subdivision: BEACHWOOD Map Ref: 0 Sec/Twnship/Range: PART SE4 S25T46NR09E 3P

Mortgage Record

Recording Date:	04/01/2003	Loan Amount:	N/A
Document #:	5172244 BK-PG -	Loan Type:	Balloon
Contract Date:	01/21/2003		
TD Due Date:	02/01/2018	Type Finance:	

Legal Description:
Subdivision: BEACHWOOD Map Ref: 0 Sec/Twnship/Range: PART SE5 S25T46NR09E 3P

Mortgage Record

Recording Date:	11/18/1999	Loan Amount:	N/A
Document #:	4453224 BK-PG -	Loan Type:	Unknown Loan Type
TD Due Date:	10/24/2004	Type Finance:	Type Financing not disclosed on document

Legal Description:
Subdivision: BEACHWOOD Map Ref: 0 Sec/Twnship/Range: PART SE4 S25T46NR09E 3P

Prior Transfer

Recording Date:	09/23/1997	Sales Price:	$90,666
			Multiple Parcels Involved in this transaction
Document #:	4023289 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/12/1997		
Document Type:	Deed		

Legal Description:
Subdivision: BEACHWOOD Map Ref: MB P PG23 Sec/Twnship/Range: PART SE4 S25T46NR09E 3P

Mortgage Record

Recording Date:	09/23/1997	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	09/12/1997		
TD Due Date:	10/01/2027	Type Finance:	

Legal Description:
Subdivision: BEACHWOOD Map Ref: MB P PG23 Sec/Twnship/Range: PART SE4 S25T46NR09E 3P

ICE SiteX Report

OrderID: 98745631

Area Sales Analysis

Total Area Sales	$3,486,500	Median # of Bedrooms	3
Median Lot Size	8,917 SF	Median # of Baths	2
Median Living Area	1,355 SF	Median Year Built	1956
Price Range - 2 Yrs	$180,000 to $695,000	Age Range	30 years to 93 years
Median Value	$313,500	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**39477 N HICKORY AVE** **ANTIOCH, IL 60002-8554**	07/27/2026	$232,000	$252	920	/3/1	1952	5,001 SF	
		APN: 01-25-403-003 Document #: 8184083 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 95 Subdivision: BEACHWOOD MapRef: DOC 277495 Sec/Twnship/Range: SW4 S25T46NR09E 3PM Abbreviated Description: Lot:95 Subdivision:BEACHWOOD Map Ref:DOC 277495Sec/Twnship/Range:SW4 S25T46NR09E 3PM								
2	.09Mi.	**39471 N OAK AVE** **ANTIOCH, IL 60002-8594**	09/03/2025	$180,000	$94	1918	/4/2	1980	5,401 SF	
		APN: 01-25-402-004 Document #: 8119002 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 122 Subdivision: BEACHWOOD MapRef: DOC 277495 Sec/Twnship/Range: SE4 S25T46NR09E 3PM Abbreviated Description: Lot:122 Subdivision:BEACHWOOD Map Ref:DOC 277495Sec/Twnship/Range:SE4 S25T46NR09E 3PM								
3	.11Mi.	**25333 W RICHMOND AVE** **ANTIOCH, IL 60002-8491**	09/23/2025	$1,225,000	$1,343	912	/2/2	1940	34,748 SF	
		APN: 01-25-409-038 Document #: 8123254 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13&14 Subdivision: BLUNT PARK MapRef: DOC 47772 Sec/Twnship/Range: W2E2 S25T46NR09E 3PM Abbreviated Description: Lot:13&14 Subdivision:BLUNT PARK Map Ref:DOC 47772Sec/Twnship/Range:W2E2 S25T46NR09E 3PM								
4	.28Mi.	**25423 W HIGHWOODS DR** **ANTIOCH, IL 60002-8569**	04/30/2026	$317,000	$182	1744	/3/2	1996	23,239 SF	
		APN: 01-25-208-023 Document #: 8166276 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 171-173 Subdivision: LAKE CENTER GARDE MapRef: DOC 299335 Sec/Twnship/Range: SW4NE4 S25T46NR09E 3PM Abbreviated Description: Lot:171-173 Subdivision:LAKE CENTER GARDE Map Ref:DOC 299335Sec/Twnship/Range:SW4NE4 S25T46NR09E 3PM								
5	.31Mi.	**25414 W HIGHWOODS DR** **ANTIOCH, IL 60002-8568**	04/27/2026	$375,000	$242	1549	/1/1	1936	7,405 SF	
		APN: 01-25-201-027 Document #: 8165362 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 151 Subdivision: LAKES CENTER SUBDIVISION SUBDIVISION MapRef: MB S PG 74 Abbreviated Description: Lot:151 Subdivision:LAKES CENTER SUBDIVISION SUBDIVISION Map Ref:MB S PG 74Abbreviated Description:STR: NW4NE4 S25&SW4SE4 S24 T46NR09E 3PM								
6	.31Mi.	**25404 W HIGHWOODS DR** **ANTIOCH, IL 60002-8568**	06/25/2025	$310,000	$231	1342	/3/1	1950	6,970 SF	
		APN: 01-25-201-028 Document #: 8105866 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 150 Subdivision: GOLF VIEW MANOR UNIT NO 3 MapRef: DOC 316674 Abbreviated Description: Lot:150 Subdivision:GOLF VIEW MANOR UNIT NO 3 Map Ref:DOC 316674Abbreviated Description:STR:NW4NE4 S25&NW4SE4 S24T46NR09E 3PM								
7	.34Mi.	**39762 N TEE SIDE CT** **ANTIOCH, IL 60002-2343**	07/10/2025	$220,000	$189	1161	/2/2	2000	SF	
		APN: 01-25-227-030 Document #: 8108552 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Legal Unit: 42-3 Sec/Twnship/Range: NE4 S25T46NR09E 3PM Abbreviated Description: Legal Unit:42-3 Sec/Twnship/Range:NE4 S25T46NR09E 3PM								
8	.36Mi.	**24937 W FOREST DR** **LAKE VILLA, IL 60046-5100**	10/22/2025	$545,000	$437	1248	/3/2	1994	18,300 SF	
		APN: 02-30-104-041 Document #: 8129547 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 13&14 Subdivision: PETITE LAKE HIGHWOODS MapRef: DOC 259989 Sec/Twnship/Range: NE4 S25T46NR09E 3PM Abbreviated Description: Lot:13&14 Subdivision:PETITE LAKE HIGHWOODS Map Ref:DOC 259989Sec/Twnship/Range:NE4 S25T46NR09E 3PM Abbreviated Description:EAST2 LOT14								
9	.36Mi.	**25027 W FOREST DR** **LAKE VILLA, IL 60046-9791**	09/18/2025	$32,000			//		3,589 SF	
		APN: 01-25-211-015 Document #: 8122068 Document Type: Warranty Deed Price Code: A Land Use: Residential - Vacant Land Legal: Lot: 39 Subdivision: PETITE LAKE HIGHWOODS MapRef: MB O PG 16&17 Sec/Twnship/Range: SE4NE4 S25T46NR10E 3PM Abbreviated Description: Lot:39 Subdivision:PETITE LAKE HIGHWOODS Map Ref:MB O PG 16&17Sec/Twnship/Range:SE4NE4 S25T46NR10E 3PM								
10	.37Mi.	**39853 N LONG DR** **ANTIOCH, IL 60002-2346**	10/08/2026	$185,000	$159	1161	/3/2	2000	SF	
		APN: 01-25-227-041 Document #: 8199223 Document Type: Warranty Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Subdivision: FAIRWAY MANOR AT ANTIOCH GOLF CLUB Legal Unit: 40-6 MapRef: DOC 3675959 Sec/Twnship/Range: SE4 S24&NE4 S25 T46NR09E 3PM Abbreviated Description: Subdivision:FAIRWAY MANOR AT ANTIOCH GOLF CLUB Legal Unit:40-6 Map Ref:DOC 3675959Sec/Twnship/Range:SE4 S24&NE4 S25 T46NR09E 3PM								
11	.37Mi.	**24927 W FOREST DR** **LAKE VILLA, IL 60046-5100**	03/24/2026	$305,000	$271	1126	/3/1	1933	12,502 SF	
		APN: 02-30-104-027 Document #: 8158825 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Subdivision: PETITE LAKE HIGHWOODS MapRef: DOC 259989 Sec/Twnship/Range: NE4 S25T46NR09E 3PM Abbreviated Description: Lot:12 Subdivision:PETITE LAKE HIGHWOODS Map Ref:DOC 259989Sec/Twnship/Range:NE4 S25T46NR09E 3PM								
12	.37Mi.	**25015 W FOREST DR** **LAKE VILLA, IL 60046-9791**	07/17/2025	$212,500	$212	1001	/3/1	1930	11,430 SF	
		APN: 01-25-211-016 Document #: 8109658 Document Type: Deed Price Code: A Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98745631

Legal: Lot: 38&39 Subdivision: PETITE LAKE HIGHWOODS MapRef: DOC 259989 Sec/Twnship/Range: SE4NE4 S25T46NR09E 3PM Abbreviated Description: Lot:38&39 Subdivision:PETITE LAKE HIGHWOODS Map Ref:DOC 259989Sec/Twnship/Range:SE4NE4 S25T46NR09E 3PM

13	.38Mi.	**39850 N LONG DR** **ANTIOCH, IL 60002-2351**	10/06/2026	$490,000	$345	1422	/3/3	1997	5,663 SF

APN: 01-25-226-077 Document #: 8198531
Document Type: Deed Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 11&12 Subdivision: FAIRWAY MANOR AT ANTIOCH GOLF CLUB Legal Unit: 1 MapRef: DOC 3675959 Sec/Twnship/Range: NE4 S25T46NR09E 3PM Abbreviated Description: Lot:11&12 Subdivision:FAIRWAY MANOR AT ANTIOCH GOLF CLUB Map Ref:DOC 3675959Sec/Twnship/Range:NE4 S25T46NR09E 3PM Abbreviated Description:PORTION LOT11

14	.38Mi.	**24991 W FOREST DR** **LAKE VILLA, IL 60046-5215**	10/08/2025	$270,000	$264	1024	/3/2	1933	9,514 SF

APN: 02-30-104-001 Document #: 8126562
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: PETITE LAKE HIGHWOODS SUBDIVISION MapRef: DOC 259989 Sec/Twnship/Range: E2 S25R46NR09E 3PM Abbreviated Description: Lot:36 Subdivision:PETITE LAKE HIGHWOODS SUBDIVISION Map Ref:DOC 259989Sec/Twnship/Range:E2 S25R46NR09E 3PM

15	.38Mi.	**39842 N LONG DR** **ANTIOCH, IL 60002-2351**	09/23/2025	$430,000	$302	1422	/3/3	1998	5,227 SF

APN: 01-25-226-080 Document #: 8123200
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 14&15 Subdivision: FAIRWAY MANOR AT ANTIOCH GOLF CLUB MapRef: DOC 3675959 Sec/Twnship/Range: SE4NE4NE4 S24&S25 T46NR09E 3PM Abbreviated Description: Subdivision:FAIRWAY MANOR AT ANTIOCH GOLF CLUB Map Ref:DOC 3675959Sec/Twnship/Range:SE4NE4NE4 S24&S25 T46NR09E 3PM Abbreviated Description:PORTION LOTS14&15

16	.39Mi.	**24913 W NORTH RD** **LAKE VILLA, IL 60046-8154**	12/10/2025	$350,000	$150	2340	/3/1	1933	8,233 SF

APN: 02-30-301-003 Document #: 8138953
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 89 Subdivision: PETITE LAKE PARK MapRef: DOC 206438 Sec/Twnship/Range: SW4 S30T46NR10E 3PM Abbreviated Description: Lot:89 Subdivision:PETITE LAKE PARK Map Ref:DOC 206438Sec/Twnship/Range:SW4 S30T46NR10E 3PM

17	.41Mi.	**39874 N LONG DR** **ANTIOCH, IL 60002-2351**	01/02/2026	$360,000	$253	1422	/3/3	1996	SF

APN: 01-25-226-040 Document #: 8141403
Document Type: Deed Price Code: A
Land Use: Townhouse (Residential)
Legal: Lot: 6 Subdivision: FAIRWAY MANOR AT ANTIOCH GOLF CLUB Sec/Twnship/Range: SE4 S24T46NR09E 3PM Abbreviated Description: Lot:6 Subdivision:FAIRWAY MANOR AT ANTIOCH GOLF CLUB Sec/Twnship/Range:SE4 S24T46NR09E 3PM

18	.41Mi.	**39280 N CEDAR CREST DR** **LAKE VILLA, IL 60046-9612**	11/05/2025	$1,000,000	$473	2116	/4/2	1970	13,046 SF

APN: 01-25-411-029 Document #: 8132404
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 70&71 Subdivision: CEDAR CREST MapRef: DOC 4002902 Sec/Twnship/Range: SW4NE4NW4 S36T46NR09E 3PM Abbreviated Description: Lot:70&71 Subdivision:CEDAR CREST Map Ref:DOC 4002902Sec/Twnship/Range:SW4NE4NW4 S36T46NR09E 3PM City/Muni/Twp:GLENVIEW City/Muni/Twp: GLENVIEW

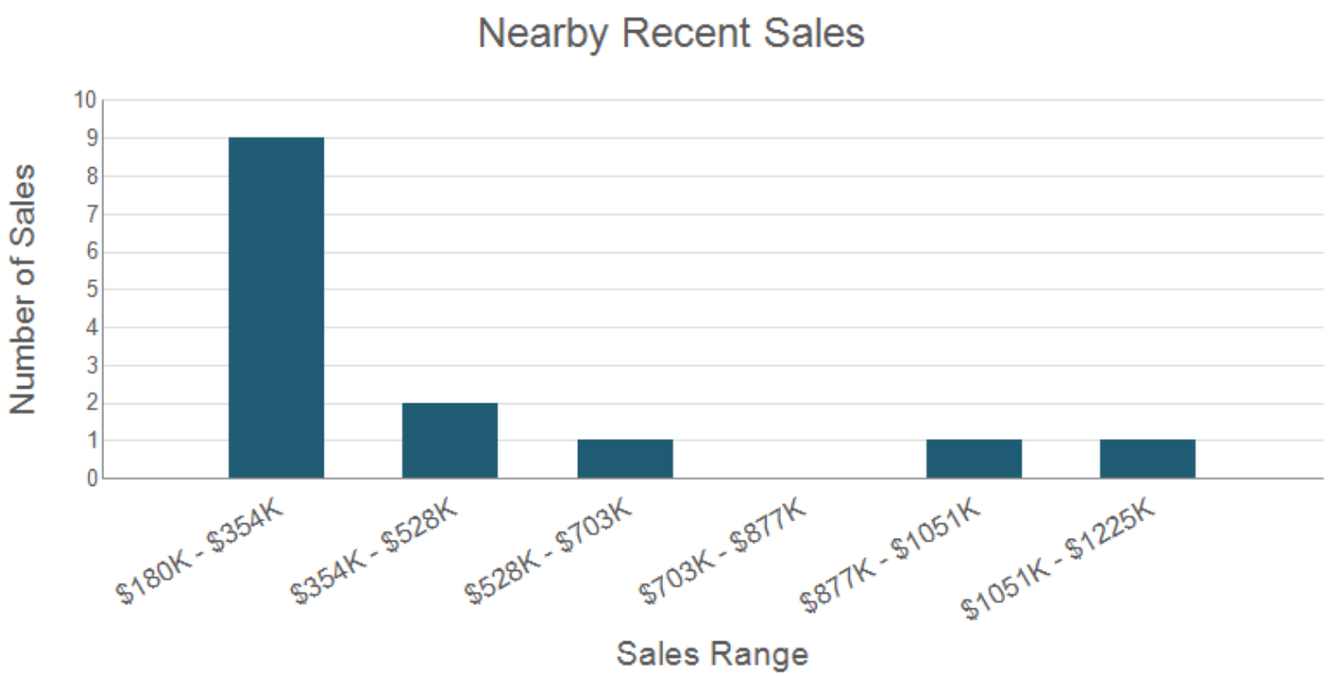
19	.42Mi.	**24903 W OAK AVE** **LAKE VILLA, IL 60046-8165**	10/12/2026	$344,000	$326	1056	/3/2	2002	7,793 SF

APN: 02-30-107-006 Document #: 8199530
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 115 Subdivision: PETITE LAKE HIGHWOODS MapRef: DOC 269989 Sec/Twnship/Range: SE4NE4 S25T46NR09E 3PM Abbreviated Description: Lot:115 Subdivision:PETITE LAKE HIGHWOODS Map Ref:DOC 269989Sec/Twnship/Range:SE4NE4 S25T46NR09E 3PM

20	.43Mi.	**24860 W FOREST DR** **LAKE VILLA, IL 60046-9626**	08/25/2025	$240,000	$263	912	/3/1	1985	4,961 SF

APN: 02-30-107-018 Document #: 8117102
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 127 Subdivision: PETITE LAKE HIGHWOODS MapRef: DOC 259989 Sec/Twnship/Range: NE4 S25T46NR09E 3PM Abbreviated Description: Lot:127 Subdivision:PETITE LAKE HIGHWOODS Map Ref:DOC 259989Sec/Twnship/Range:NE4 S25T46NR09E 3PM

Comparable Sales Chart



ICE SiteX Report

OrderID: 98745631

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.	**39470 N WOODSIDE AVE**	**05/21/2021**	$328,295	$109,421	1,408	/3/2	1960	5,001 SF	
.02Mi.	**39450 N WOODSIDE AVE**	**04/09/2021**	$271,789	$90,587	1,499	/2/2	1952	5,284 SF	
.03Mi.	**39477 N HICKORY AVE**	**04/02/2024**	$170,543	$56,842	920	/3/1	1952	5,001 SF	
.03Mi.	**39438 N WOODSIDE AVE**	**02/09/2023**	$165,076	$55,020	1,072	/2/1	1960	6,970 SF	
.03Mi.	**39451 N HICKORY AVE**	**03/29/2013**	$263,636	$87,870	1,968	/2/2	1960	5,001 SF	
.03Mi.	**39471 N FOREST AVE**		$21,824	$7,274				5,401 SF	
.03Mi.	**39459 N FOREST AVE**		$167,366	$55,783	1,300	/2/1	1960	5,401 SF	
.04Mi.	**39495 N HICKORY AVE**	**04/24/2025**	$132,682	$44,223	735	/2/1	1960	5,001 SF	
.04Mi.	**39451 N HICKORY AVE**	**03/29/2013**	$20,180	$6,726				5,001 SF	
.04Mi.	**39457 N FOREST AVE**	**07/09/2024**	$111,254	$37,081	688	/2/1	1957	5,401 SF	
.04Mi.	**39495 N FOREST AVE**		$141,836	$47,274	984	/3/1	1957	5,401 SF	
.04Mi.	**39430 N WOODSIDE AVE**	**02/09/2023**	$18,581	$6,193				5,001 SF	
.04Mi.	**39495 N FOREST AVE**		$16,184	$5,394				5,401 SF	
.05Mi.	**39422 N WOODSIDE AVE**	**02/09/2023**	$250,876	$83,617	1,260	/3/1	1957	5,001 SF	
.05Mi.	**25324 W HIGHLAND AVE**	**07/13/2020**	$299,487	$99,819	1,306	/3/2	2006	9,200 SF	
.05Mi.	**25314 W HIGHLAND AVE**	**11/23/2024**	$197,864	$65,948	1,446	/3/2	1963	10,520 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	71%

Demographics & Income

Median Age:	42.2 years old	Households:	9,730
Median Household Income:	$106,037	Households w/Family:	68%
Household Income Per Capita:	$47,196	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Grass Lake School District 36	Students:	186
Number of Schools:	1	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.65Mi.	**Grass Lake Elementary School** Number of Students: 186 Student-Teacher Ratio: 8.82	C+	Public	PK - 8
0.65Mi.	**Grass Lake Elementary School** Number of Students: 186 Student-Teacher Ratio: 8.82	C+	Public	PK - 8
3.01Mi.	**Antioch Community High School** Number of Students: 1,313 Student-Teacher Ratio: 14.4 Advanced Placement: Yes	B	Public	9 - 12
3.01Mi.	**Antioch Community High School** Number of Students: 1,313 Student-Teacher Ratio: 14.4 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **39470 N WOODSIDE AVE, ANTIOCH, IL 60002-8432** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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.

ICE SiteX Report

OrderID: 98745631

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	114%	HIGHER
BURGLARY	139%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	128%	HIGHER
MURDER	112%	HIGHER
OVERALL	135%	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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