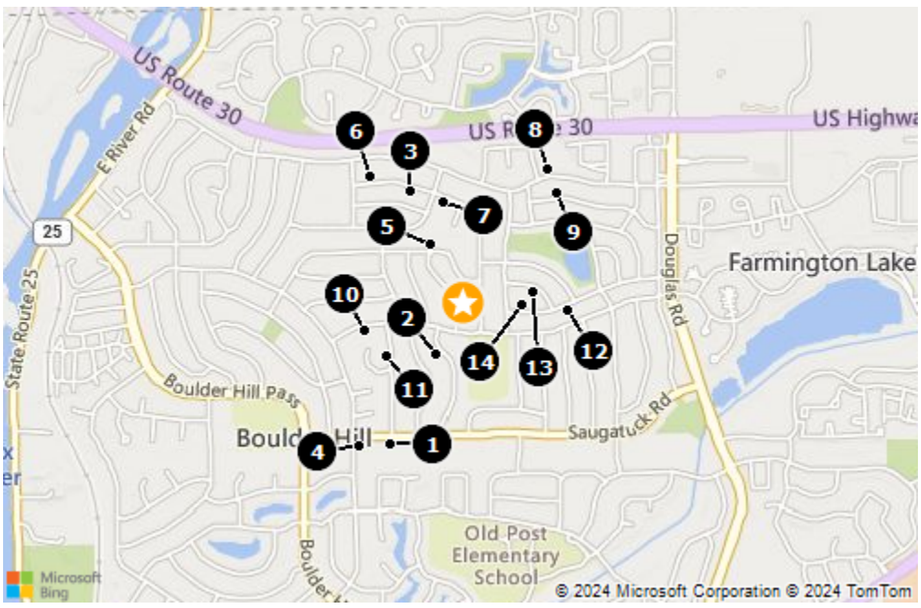
SiteX™ Report

**OrderID: 92481893**

## SiteX Property Information Report




## Subject Property Location

### 39 WHITNEY WAY, MONTGOMERY, IL 60538-2026

| | | | |
|---|---|---|---|
| County: | **KENDALL IL** | Census Tract: | 170938902.012011 |
| Property Use: | Single Family Residential | Zoning: | R-6 |
| Parcel Number: | 03-04-329-016 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | |
|---|---|---|---|
| Value: | **$290,000** | FSD: | 15 |
| Value Range: | $246,500 - $333,500 | Confidence Score: | 85 |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2023 | Market Value Year: | 2023 | Tax Rate Code Area: | OS006 |
| Assd Land Value: | $20,222 | Market Land Value: | $60,666 | Tax Year: | 2023 |
| Assd Improvement: | $57,583 | Market Improvment Value: | $172,749 | Total Taxable Value: | $6,189 |
| Total Assessed Value: | $77,805 | Total Assessor Market Value: | $233,415 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 269 Subdivision: BOULDER HILL Sec/Twnship/Range: SEC 04 TWN 37N RNG 08E
Abbreviated Description: LT 269 BOULDER HILL SUB UNIT 10 SEC 4-37-8
City/Muni/Twp: OSWEGO TOWNSHIP

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | | Bedrooms: | 3 | Pool: | |
| Building Area: | 1336 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1965 | Partial Baths: | 1 | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | 5 | Ext Walls: | |
| Number of Units: | | Garage Type: | Garage | Heating: | Gas |
| Number of Stories: | 1+B | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | Yes | Roof Cover: | Asphalt |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 09/01/2017 | Loan Amount: | N/A |
| Document #: | 201700014042 BK-PG - | Loan Type: | New Conventional |
| TD Due Date: | 08/01/2047 | Type Finance: | |

**Legal Description:**
Lot: 269 Subdivision: BOULDER HILL Legal Unit: 10

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/13/2004 | Sales Price: | $196,000 |
| Document #: | 200400019131 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 06/28/2004 | | |
| Document Type: | Deed | | |

**Legal Description:**
Lot: 269 Subdivision: BOULDER HILL UNIT 10
City/Muni/Twp: OSWEGO

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/01/2004 | Sales Price: | $195,900 |
| Document #: | 2004-19131 BK-PG - | Type of Sale: | Qualified Sale |
| Document Type: | | | |

**Legal Description:**
Lot: 269 Subdivision: BOULDER HILL Sec/Twnship/Range: SEC 04 TWN 37N RNG 08E
Abbreviated Description: LT 269 BOULDER HILL SUB UNIT 10 SEC 4-37-8
City/Muni/Twp: OSWEGO TOWNSHIP

SiteX™ Report

**OrderID: 92481893**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/17/1999 | Sales Price: | N/A |
| Document #: | 9907464 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/06/1998 | | |
| Document Type: | Intra-family Transfer or Dissolution | | |

**Legal Description:**
Lot: 269 Subdivision: BOULDER HILL UNIT 10

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $3,735,000 | Median # of Bedrooms | 3 |
| Median Lot Size | SF | Median # of Baths | 1 |
| Median Living Area | 1,164 SF | Median Year Built | 1975 |
| Price Range - 2 Yrs | $220,000 to $300,000 | Age Range | 38 years to 65 years |
| Median Value | $266,500 | Median Age | 49 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .39Mi. | **28 SAUGATUCK RD**<br>**MONTGOMERY, IL 60538-2432** | 08/20/2024 | $250,000 | $240 | 1040 | 5/3/1 | 1960 | SF | |
| | | APN: 03-04-380-006 Document #: 202400009642<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 147 Subdivision: BOULDER HILL SUBDIVISION UNIT 10 Abbreviated Description: Lot:147 Subdivision:BOULDER HILL SUBDIVISION UNIT 10 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 2 | .14Mi. | **54 HUBBARD WAY**<br>**MONTGOMERY, IL 60538-2411** | 08/09/2024 | $255,000 | $212 | 1200 | 6/3/1 | 1963 | SF | |
| | | APN: 03-04-378-025 Document #: 202400009138<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 244 Subdivision: BOULDER HILL UNIT 10 Abbreviated Description: Lot:244 Subdivision:BOULDER HILL UNIT 10 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 3 | .3Mi. | **23 INGLESHIRE RD**<br>**MONTGOMERY, IL 60538-2049** | 07/26/2024 | $268,000 | $230 | 1164 | 5/3/1 | 1976 | SF | |
| | | APN: 03-04-178-010 Document #: 202400008487<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 101 Subdivision: BOULDER HILL Legal Unit: 29 Abbreviated Description: Lot:101 Subdivision:BOULDER HILL Legal Unit:29 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 4 | .42Mi. | **106 CIRCLE DR E**<br>**MONTGOMERY, IL 60538-2700** | 07/19/2024 | $285,000 | $312 | 912 | 5/3/1 | 1961 | SF | |
| | | APN: 03-04-380-001 Document #: 202400008190<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Subdivision: BOULDER HILL UNIT 7 Abbreviated Description: Lot:7 Subdivision:BOULDER HILL UNIT 7 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 5 | .16Mi. | **58 MARNEL RD**<br>**MONTGOMERY, IL 60538-2034** | 06/27/2024 | $220,000 | $218 | 1008 | 5/2/1 | 1967 | SF | |
| | | APN: 03-04-326-008 Document #: 202400007244<br>Document Type: Executor's Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Subdivision: BOULDER HILL Legal Unit: 10 Abbreviated Description: Lot:10 Subdivision:BOULDER HILL Legal Unit:10 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 6 | .38Mi. | **6 INGLESHIRE RD**<br>**MONTGOMERY, IL 60538-2047** | 06/26/2024 | $275,000 | $236 | 1164 | 5/3/1 | 1978 | SF | |
| | | APN: 03-04-177-018 Document #: 202400007236<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 89 Subdivision: BOULDER HILL Legal Unit: 29 Abbreviated Description: Lot:89 Subdivision:BOULDER HILL Legal Unit:29 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 7 | .24Mi. | **33 INGLESHIRE RD**<br>**MONTGOMERY, IL 60538-2048** | 06/07/2024 | $300,000 | $220 | 1360 | 6/3/1 | 1977 | SF | |
| | | APN: 03-04-181-013 Document #: 202400006384<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 30 Subdivision: BOULDER HILL UNIT 29 Abbreviated Description: Lot:30 Subdivision:BOULDER HILL UNIT 29 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 8 | .39Mi. | **204 FERNWOOD RD**<br>**MONTGOMERY, IL 60538-2125** | 05/28/2024 | $290,000 | $150 | 1932 | 6/3/1 | 1986 | SF | |
| | | APN: 03-04-251-030 Document #: 202400005847<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 54 Subdivision: BOULDER HILL Legal Unit: 34 Abbreviated Description: Lot:54 Subdivision:BOULDER HILL Legal Unit:34 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 9 | .35Mi. | **12 AFTON DR**<br>**MONTGOMERY, IL 60538-2102** | 05/02/2024 | $265,000 | $227 | 1164 | 6/3/1 | 1975 | SF | |
| | | APN: 03-04-277-028 Document #: 202400004764<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 188 Subdivision: BOULDER HILL Legal Unit: 27 Abbreviated Description: Lot:188 Subdivision:BOULDER HILL Legal Unit:27 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO | | | | | | | | |
| 10 | .25Mi. | **27 LONGBEACH RD**<br>**MONTGOMERY, IL 60538-2429** | 04/10/2024 | $283,000 | $368 | 768 | 7/3/1 | 1959 | SF | |
| | | APN: 03-04-376-030 Document #: 202400003795<br>Document Type: Deed Price Code: R<br>Land Use: Single Family Residential<br>Legal: Lot: 100 Legal Unit: 10 Abbreviated Description: Lot:100 Legal Unit:10 City/Muni/Twp:TOWNSHIP OF OSWEGO City/Muni/Twp: TOWNSHIP OF OSWEGO | | | | | | | | |
| 11 | .23Mi. | **54 SIERRA RD**<br>**MONTGOMERY, IL 60538-2467** | 04/01/2024 | $263,500 | $274 | 960 | 5/3/1 | 1960 | SF | |
| | | APN: 03-04-376-041 Document #: 202400003317<br>Document Type: Warranty Deed Price Code: R<br>Land Use: Single Family Residential | | | | | | | | |

Legal: Lot: 107 Subdivision: BOULDER HILL Legal Unit: 10 Abbreviated Description: Lot:107 Subdivision:BOULDER HILL Legal Unit:10 City/Muni/Twp:TOWNSHIP OF OSWEGO City/Muni/Twp: TOWNSHIP OF OSWEGO

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 12 | .25Mi. | **130 TEALWOOD RD**<br>**MONTGOMERY, IL 60538-2118** | 03/27/2024 | $279,000 | $239 | 1164 | 5/3/1 | 1975 | SF |

APN: 03-04-408-015 Document #: 202400003205
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:TOWNSHIP OF OSWEGO City/Muni/Twp: TOWNSHIP OF OSWEGO

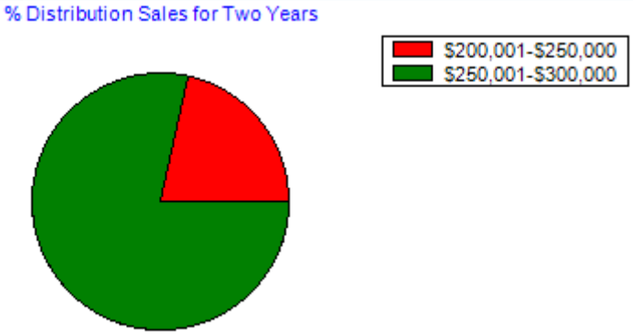
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .17Mi. | **115 BEAUWICK DR**<br>**MONTGOMERY, IL 60538-2119** | 03/12/2024 | $260,000 | $223 | 1164 | 5/3/2 | 1976 | SF |

APN: 03-04-406-009 Document #: 202400002611
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 62 Subdivision: BOULDER HILL Legal Unit: 27 Abbreviated Description: Lot:62 Subdivision:BOULDER HILL Legal Unit:27 City/Muni/Twp:TOWNSHIP OF OSWEGO City/Muni/Twp: TOWNSHIP OF OSWEGO

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .14Mi. | **103 TEALWOOD RD**<br>**MONTGOMERY, IL 60538-2117** | 03/11/2024 | $241,500 | $207 | 1164 | 5/3/1 | 1976 | SF |

APN: 03-04-406-013 Document #: 202400002575
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: BOULDER HILL Legal Unit: 27 Abbreviated Description: Lot:53 Subdivision:BOULDER HILL Legal Unit:27 City/Muni/Twp:OSWEGO City/Muni/Twp: OSWEGO

## 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.

## 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. | **39 WHITNEY WAY** | **06/01/2004** | $233,415 | $77,805 | 1,336 | 5/3/2 | 1965 | | |
| .01Mi. | **41 WHITNEY WAY** | **10/15/1992** | $226,389 | $75,463 | 1,104 | 8/5/1 | 1963 | | |
| .02Mi. | **37 WHITNEY WAY** | **04/15/2020** | $201,459 | $67,153 | 1,104 | 5/3/1 | 1965 | | |
| .02Mi. | **91 INGLESHIRE RD** | **06/01/1989** | $242,313 | $80,771 | 1,392 | 6/3/1 | 1977 | | |
| .03Mi. | **93 INGLESHIRE RD** | **03/10/2020** | $268,161 | $89,387 | 1,884 | 6/3/2 | 1977 | | |
| .03Mi. | **43 WHITNEY WAY** | **05/01/1992** | $214,335 | $71,445 | 1,050 | 8/4/1 | 1963 | | |
| .03Mi. | **89 INGLESHIRE RD** | **10/01/2016** | $243,258 | $81,086 | 1,332 | 5/3/2 | 1977 | | |
| .03Mi. | **35 WHITNEY WAY** | **08/01/2006** | $247,599 | $82,533 | 1,176 | 6/3/2 | 1965 | | |
| .04Mi. | **95 INGLESHIRE RD** | **08/01/1991** | $238,905 | $79,635 | 1,384 | 5/3/2 | 1978 | | |
| .04Mi. | **87 INGLESHIRE RD** | | $272,841 | $90,947 | 1,780 | 6/3/2 | 1977 | | |
| .04Mi. | **33 WHITNEY WAY** | **09/03/2020** | $230,517 | $76,839 | 1,104 | 6/3/1 | 1964 | | |
| .04Mi. | **71 MARNEL RD** | **06/01/2017** | $215,799 | $71,933 | 768 | 7/4/1 | 1965 | | |
| .04Mi. | **45 WHITNEY WAY** | **12/01/2018** | $186,240 | $62,080 | 912 | 6/3/1 | 1965 | | |
| .04Mi. | **42 WHITNEY WAY** | **10/01/2015** | $218,097 | $72,699 | 1,176 | 5/3/1 | 1965 | | |
| .05Mi. | **40 WHITNEY WAY** | **05/01/2005** | $190,737 | $63,579 | 912 | 5/3/1 | 1965 | | |
| .05Mi. | **97 INGLESHIRE RD** | **06/01/2014** | $265,149 | $88,383 | 2,012 | 5/3/2 | 1975 | | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 22% | Households Occupied by Owners: | 75% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.8 years old | Households: | 9,293 |
| Median Household Income: | $87,604 | Households w/Family: | 75% |
| Household Income Per Capita: | $36,830 | Households w/Family Married: | 54% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 44% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Oswego Community Unit School District 308 | Students: | 17,169 |
| Number of Schools: | 22 | Rating: | B |

SiteX™ Report

**OrderID: 92481893**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.17Mi. | **Plank Junior High School**<br>Number of Students: 782<br>Student-Teacher Ratio: NA | C+ | Public | 6 - 8 |
| 2.67Mi. | **Oswego East High School**<br>Number of Students: 2,892<br>Student-Teacher Ratio: NA<br>Advanced Placement: Yes | A | Public | 9 - 12 |
| 0.14Mi. | **Long Beach Elementary School**<br>Number of Students: 432<br>Student-Teacher Ratio: NA | D+ | Public | KG - 5 |

## Flood Report

The Subject Property of **39 WHITNEY WAY, MONTGOMERY, IL 60538-2026** 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** | 112% | HIGHER |
| **BURGLARY** | 91% | LOWER |
| **MOTOR VEHICLE THEFT** | 98% | SIMILAR |
| **FORCIBLE ROBBERY** | 91% | LOWER |
| **AGGRAVATED ASSAULT** | 93% | SIMILAR |
| **FORCIBLE RAPE** | 105% | SIMILAR |
| **MURDER** | 100% | SIMILAR |
| **OVERALL** | 100% | SIMILAR |

## 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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