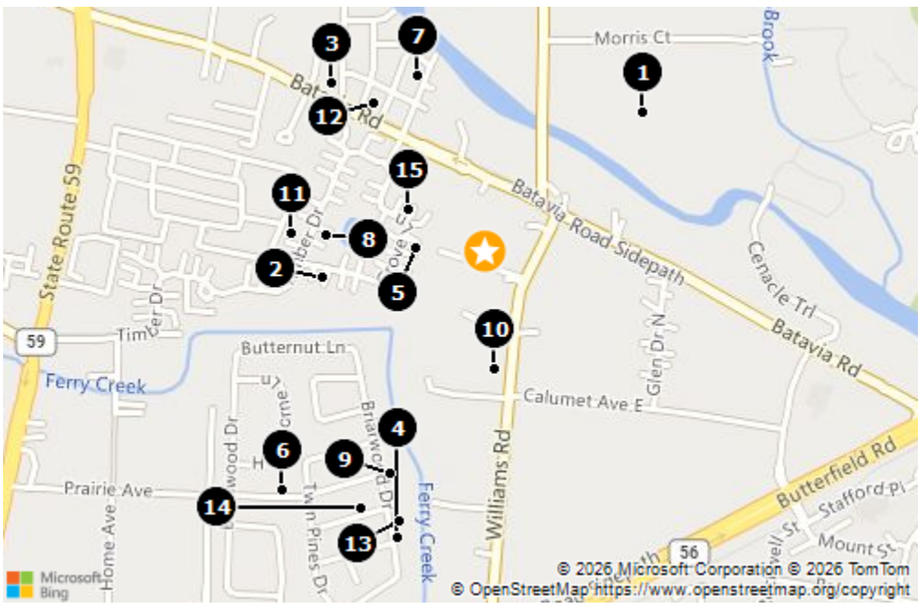
ICE SiteX Report

OrderID: 98738536

SiteX Property Information Report



Subject Property Location

3S020 WILLIAMS RD, WARRENVILLE, IL 60555-2732

County:	**DUPAGE IL**	Census Tract:	170438416.072000
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	04-27-407-061	Thomas Bros Pg-Grid:	

Valuation

Value:	**$567,000**	FSD:	16	Common Confidence Score:	48
Value Range:	$476,280 - $657,720	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4056
Assd Land Value:	$57,053	Market Land Value:	$171,159	Tax Year:	2025
Assd Improvement:	$120,701	Market Improvment Value:	$362,103	Total Taxable Value:	$11,770
Total Assessed Value:	$177,754	Total Assessor Market Value:	$533,262	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: KOESTER SUB

Abbreviated Description:	KOESTER SUB ALL
City/Muni/Twp:	WINFIELD

Property Characteristics

Lot Size:	1.090 AC	Bedrooms:		Pool:	
Building Area:	1880 SF	Baths:		Fireplace:	
Year Built:	2002	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:	Ranch	Basement:	Yes	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/03/2025	Loan Amount:	N/A
Document #:	R2025-018598 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: S2 S27&N2 S34 T38NR09E 3PM

Mortgage Record

Recording Date:	08/05/2024	Loan Amount:	N/A
Document #:	R2024-044735 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM

Prior Transfer

Recording Date:	09/29/2023	Sales Price:	$343,561
Document #:	R2023-063169 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/10/2020	Sales Price:	N/A
Document #:	R2020-059247 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	05/28/2020	Sales Price:	$350,000
Document #:	R2020-053423 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/27/2020		
Document Type:			

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Map Ref: DOC R2001-003448 Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM

Mortgage Record

Recording Date:	01/22/2020	Loan Amount:	N/A
Document #:	R2020-007718 BK-PG -	Loan Type:	Commercial
TD Due Date:	07/06/2020	Type Finance:	UNK

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM

Prior Transfer

Recording Date:	08/09/2016	Sales Price:	$181,669
Document #:	R2016-082506 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/25/2010	Sales Price:	$103,500
Document #:	R2010-081454 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/12/2007	Sales Price:	$100,000
Document #:	R2007-129414 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/30/2007	Loan Amount:	N/A
Document #:	R2007-100384 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/01/2037	Type Finance:	VAR

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: PART S2 S27T39NR09E 3P
Abbreviated Description: N2 SEC34 TWP39N RNG09E 3P

Mortgage Record

Recording Date:	08/03/2004	Loan Amount:	N/A
Document #:	R2004-207332 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	07/25/2024	Type Finance:	VAR

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: PART S2 S27T39NR09E 3P
Abbreviated Description: N2 SEC34 TWP39N RNG09E 3P

Mortgage Record

Recording Date:	04/28/2003	Loan Amount:	N/A
Document #:	R2003-161141 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/01/2018	Type Finance:	

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: PART S2 S27T39NR09E 3P
Abbreviated Description: NORTH2 SEC34 TWP39N RNG09E 3P

Mortgage Record

Recording Date:	11/21/2001	Loan Amount:	N/A
Document #:	R2001-253271 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	12/01/2031	Type Finance:	ADJ

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: PART S2 S27T39NR09E 3P
Abbreviated Description: NORTH2 SEC34 TWP38N RNG09E 3P

Mortgage Record

Recording Date:	05/08/2001	Loan Amount:	N/A
Document #:	R2001-086066 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 2 Subdivision: KOESTERS SUBDIVISION Sec/Twnship/Range: SE4 S27T39NR09E 3P
Abbreviated Description: TUCKERS DIVISION LOT4 RIVER HIGHLANDS & E2 SEC34 TWP39N RNG09E 3P

Prior Transfer

Recording Date:	02/27/2001	Sales Price:	$45,000 Multiple Parcels Involved in this transaction
Document #:	R2001-031983 BK-PG -	Type of Sale:	Price Unconfirmed
Contract Date:	02/15/2001		
Document Type:			

Legal Description:
Lot: 2 Subdivision: KOESTER SUBDIVISION Sec/Twnship/Range: PART S2 S27T39NR09E 3P
Abbreviated Description: NORTH2 SEC34 TWP39N RNG09E 3P

ICE SiteX Report

OrderID: 98738536

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: KOESTER SUB
Abbreviated Description: KOESTER SUB ALL
City/Muni/Twp: WINFIELD

Area Sales Analysis

Total Area Sales	$5,892,000	Median # of Bedrooms	
Median Lot Size	2,178 SF	Median # of Baths	
Median Living Area	1,403 SF	Median Year Built	1978
Price Range - 2 Yrs	$215,000 to $900,000	Age Range	18 years to 88 years
Median Value	$315,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**29W101 MORRIS CT** **WARRENVILLE, IL 60555-2218**	10/13/2026	$750,000	$370	2025	//	1938	159,256 SF	
		APN: 04-27-411-005 Document #: R2026-070102 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 1 Subdivision: RIVER AND GROVE ADDITION MapRef: DOC 100037 Sec/Twnship/Range: S26&S27&S34&S35 T39NR13E 3PM Abbreviated Description: Subdivision:RIVER AND GROVE ADDITION Map Ref:DOC 100037Sec/Twnship/Range:S26&S27&S34&S35 T39NR13E 3PM Abbreviated Description:PORTION LOT1 City/Muni/Twp:WARRENVILLE City/Muni/Twp: WARRENVILLE							
2	.2Mi.	**2S809 GROVE LN** **WARRENVILLE, IL 60555-2711**	10/07/2026	$297,500	$212	1403	//	1989	1,307 SF	
		APN: 04-34-101-013 Document #: R2026-068950 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 28C Subdivision: WARRENVILLE LAKES MapRef: DOC R86-147117 Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM Abbreviated Description: Lot:28C Subdivision:WARRENVILLE LAKES Map Ref:DOC R86-147117Sec/Twnship/Range:S2 S27&N2 S34 T39NR09E 3PM							
3	.28Mi.	**2S590 SERAPH HOLMES CT** **WARRENVILLE, IL 60555-2075**	09/25/2026	$640,000	$249	2566	//	2002	11,761 SF	
		APN: 04-27-303-034 Document #: R2026-066178 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 8 Subdivision: ROBYN SUBDIVISION MapRef: DOC R96-176599 Sec/Twnship/Range: SW4 S07T39NR09E 3PM Abbreviated Description: Lot:8 Subdivision:ROBYN SUBDIVISION Map Ref:DOC R96-176599Sec/Twnship/Range:SW4 S07T39NR09E 3PM							
4	.36Mi.	**3S279 BRIARWOOD DR** **WARRENVILLE, IL 60555-2629**	09/21/2026	$215,000	$295	728	//	1974	2,178 SF	
		APN: 04-34-213-022 Document #: R2026-065038 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 21 Subdivision: EDGEBROOK UNIT NO 1 MapRef: DOC R73-31752 Sec/Twnship/Range: N2 S34T39NR09E 3PM Abbreviated Description: Lot:21 Subdivision:EDGEBROOK UNIT NO 1 Map Ref:DOC R73-31752Sec/Twnship/Range:N2 S34T39NR09E 3PM City/Muni/Twp:WARRENVILLE City/Muni/Twp: WARRENVILLE							
5	.09Mi.	**2S761 GROVE LN** **WARRENVILLE, IL 60555-2708**	09/01/2026	$317,000	$225	1403	//	1988	1,307 SF	
		APN: 04-27-407-055 Document #: R2026-060411 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 34A Subdivision: WARRENVILLE LAKES MapRef: DOC R86-147117 Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM Abbreviated Description: Lot:34A Subdivision:WARRENVILLE LAKES Map Ref:DOC R86-147117Sec/Twnship/Range:S2 S27&N2 S34 T39NR09E 3PM							
6	.38Mi.	**29W440 CANDLEWOOD LN** **WARRENVILLE, IL 60555-2638**	08/13/2026	$300,000	$223	1344	//	1978	2,178 SF	
		APN: 04-34-119-042 Document #: R2026-055862 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 234 Subdivision: EDGEBROOK UNIT 4 MapRef: DOC R77-113441 Sec/Twnship/Range: N2 S34T39NR09E 3PM Abbreviated Description: Lot:234 Subdivision:EDGEBROOK UNIT 4 Map Ref:DOC R77-113441Sec/Twnship/Range:N2 S34T39NR09E 3PM							
7	.23Mi.	**2S638 ENRICO FERMI CT** **WARRENVILLE, IL 60555-2053**	08/05/2026	$300,000	$250	1200	//	1974	1,742 SF	
		APN: 04-27-413-040 Document #: R2026-053560 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 11 Subdivision: EMERALD GREENS THIRD RESUBDIVISION Legal Unit: C MapRef: DOC R74-25885 Sec/Twnship/Range: SE4 S27T39NR09E 3PM Abbreviated Description: Lot:11 Subdivision:EMERALD GREENS THIRD RESUBDIVISION Legal Unit:C Map Ref:DOC R74-25885Sec/Twnship/Range:SE4 S27T39NR09E 3PM							
8	.19Mi.	**2S757 TIMBER DR** **WARRENVILLE, IL 60555-2724**	08/03/2026	$300,500	$214	1403	//	1989	1,307 SF	
		APN: 04-27-317-008 Document #: R2026-052875 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 13A Subdivision: WARRENVILLE LAKES MapRef: DOC R86-147117 Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM Abbreviated Description: Lot:13A Subdivision:WARRENVILLE LAKES Map Ref:DOC R86-147117Sec/Twnship/Range:S2 S27&N2 S34 T39NR09E 3PM							
9	.29Mi.	**3S207 BRIARWOOD DR** **WARRENVILLE, IL 60555-2628**	07/20/2026	$290,000	$215	1344	//	1977	2,178 SF	
		APN: 04-34-218-002 Document #: R2026-049303 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 9 Subdivision: EDGEBROOK UNIT 2 MapRef: DOC R74-61298 Sec/Twnship/Range: N2 S34T39NR09E 3PM Abbreviated Description: Lot:9 Subdivision:EDGEBROOK UNIT 2 Map Ref:DOC R74-61298Sec/Twnship/Range:N2 S34T39NR09E 3PM							
10	.14Mi.	**3S100 WILLIAMS RD** **WARRENVILLE, IL 60555-2733**	06/30/2026	$900,000	$331	2715	//	2008	18,731 SF	
		APN: 04-34-200-014 Document #: R2026-044233 Document Type: Price Code: R Land Use: Single Family Residential (Assumed) Legal: Lot: 2 Subdivision: DON CLEVENGERS RESUBDIVISION MapRef: DOC R77-89164 Sec/Twnship/Range: S27&S34 T39NR09E 3PM Abbreviated Description: Lot:2 Subdivision:DON CLEVENGERS RESUBDIVISION Map Ref:DOC R77-89164Sec/Twnship/Range:S27&S34 T39NR09E 3PM							
11	.24Mi.	**2S780 TIMBER DR** **WARRENVILLE, IL 60555-2728**	06/09/2026	$315,000	$224	1403	//	1988	1,307 SF	

ICE SiteX Report

OrderID: 98738536

APN: 04-27-306-055 Document #: R2026-038473
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 11A Subdivision: WARRENVILLE LAKES MapRef: DOC R86-147117 Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM Abbreviated Description: Lot:11A Subdivision:WARRENVILLE LAKES Map Ref:DOC R86-147117Sec/Twnship/Range:S2 S27&N2 S34 T39NR09E 3PM

12	.23Mi.	**2S661 MARIE CURIE LN** **WARRENVILLE, IL 60555-2067**	06/04/2026	$322,000	$242	1326	//	1974	3,049 SF

APN: 04-27-413-049 Document #: R2026-037445
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 5 Subdivision: EMERALD GREENS THIRD RESUBDIVISION Legal Unit: C MapRef: DOC R74-25885 Sec/Twnship/Range: SE4 S27T39NR09E 3PM Abbreviated Description: Lot:5 Subdivision:EMERALD GREENS THIRD RESUBDIVISION Legal Unit:C Map Ref:DOC R74-25885Sec/Twnship/Range:SE4 S27T39NR09E 3PM

13	.34Mi.	**3S255 BRIARWOOD DR** **WARRENVILLE, IL 60555-2629**	06/03/2026	$315,000	$178	1760	//	1974	2,178 SF

APN: 04-34-213-018 Document #: R2026-037045
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 17 Subdivision: EDGEBROOK UNIT 1 MapRef: DOC R73-31752 Sec/Twnship/Range: N2 S34T39NR09E 3PM Abbreviated Description: Lot:17 Subdivision:EDGEBROOK UNIT 1 Map Ref:DOC R73-31752Sec/Twnship/Range:N2 S34T39NR09E 3PM City/Muni/Twp:WARRENVILLE City/Muni/Twp: WARRENVILLE

14	.34Mi.	**29W358 CRABTREE LN** **WARRENVILLE, IL 60555-2647**	06/01/2026	$315,000	$234	1344	//	1977	3,049 SF

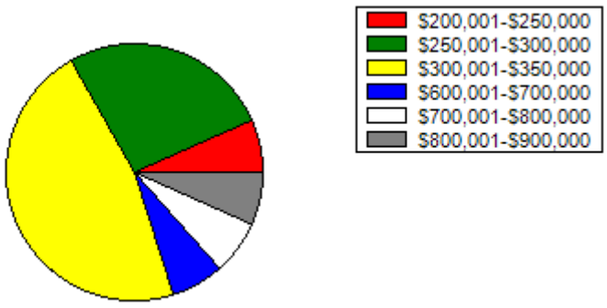
APN: 04-34-216-016 Document #: R2026-035739
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 98&155 Subdivision: EDGEBROOK UNIT 2 Sec/Twnship/Range: N2 S34T39NR09E 3PM Abbreviated Description: Lot:98&155 Subdivision:EDGEBROOK UNIT 2 Sec/Twnship/Range:N2 S34T39NR09E 3PM Abbreviated Description:PORTION LOT155 City/Muni/Twp:WARRENVILLE City/Muni/Twp: WARRENVILLE

15	.11Mi.	**2S739 GROVE LN** **WARRENVILLE, IL 60555-2707**	04/13/2026	$315,000	$224	1403	//	1988	1,307 SF

APN: 04-27-407-044 Document #: R2026-023454
Document Type: Price Code: R
Land Use: Single Family Residential (Assumed)
Legal: Lot: 38D Subdivision: WARRENVILLE LAKES MapRef: DOC R86-147117 Sec/Twnship/Range: S2 S27&N2 S34 T39NR09E 3PM Abbreviated Description: Lot:38D Subdivision:WARRENVILLE LAKES Map Ref:DOC R86-147117Sec/Twnship/Range:S2 S27&N2 S34 T39NR09E 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.	**3S020 WILLIAMS RD**		$533,262	$177,754	1,880		2002	1 SF	
.04Mi.	**3S016 WILLIAMS RD**		$471,180	$157,060	1,246		1969	1 SF	
.04Mi.	**3S018 WILLIAMS RD**		$294,888	$98,296	952		1950	25,700 SF	
.04Mi.	**3S032 WILLIAMS RD**		$597,567	$199,189	2,745		1935	2 SF	
.05Mi.	**29W235 BATAVIA RD**		$360,450	$120,150	1,664		1921	25,134 SF	
.05Mi.	**29W245 BATAVIA RD**		$379,626	$126,542	1,414		1952	21,736 SF	
.06Mi.	**29W205 BATAVIA RD**		$602,379	$200,793	1,869		1857	2 SF	
.06Mi.	**29W261 BATAVIA RD**		$307,953	$102,651	2,347		1955	8,668 SF	
.07Mi.	**3S054 WILLIAMS RD**		$459,693	$153,231	2,676		1937	1 SF	
.07Mi.	**2S751 GROVE LN**		$263,757	$87,919	1,403		1988	1,307 SF	
.07Mi.	**2S755 GROVE LN**		$258,693	$86,231	1,403		1988	1,307 SF	
.07Mi.	**2S749 GROVE LN**		$258,693	$86,231	1,403		1988	1,307 SF	
.07Mi.	**2S759 GROVE LN**		$263,757	$87,919	1,403		1988	1,307 SF	
.08Mi.	**3S060 WILLIAMS RD**		$508,092	$169,364	1,588		1981	1 SF	
.08Mi.	**3S033 WILLIAMS RD**		$376,680	$125,560	1,511		1952	21,344 SF	
.09Mi.	**3S019 WILLIAMS RD**		$506,118	$168,706	2,410		1916	24,829 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	70%

ICE SiteX Report

OrderID: 98738536

Demographics & Income

Median Age:	37.7 years old	Households:	5,177
Median Household Income:	$97,927	Households w/Family:	61%
Household Income Per Capita:	$49,677	Households w/Family Married:	47%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	Community Unit School District 200	Students:	11,639
Number of Schools:	20	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.06Mi.	**Hubble Middle School** Number of Students: 679 Student-Teacher Ratio: 12.56	B+	Public	6 - 8
2.25Mi.	**Wheaton Warrenville South High School** Number of Students: 1,864 Student-Teacher Ratio: 14.94 Advanced Placement: Yes	A-	Public	9 - 12
1.53Mi.	**Bower Elementary School** Number of Students: 406 Student-Teacher Ratio: 9.42	A	Public	KG - 5

Flood Report

The Subject Property of **3S020 WILLIAMS RD, WARRENVILLE, IL 60555-2732** 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	127%	HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	107%	SIMILAR
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	72%	NOTABLY LOWER
FORCIBLE RAPE	90%	LOWER
MURDER	113%	HIGHER
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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Data deemed reliable, but not guaranteed.
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