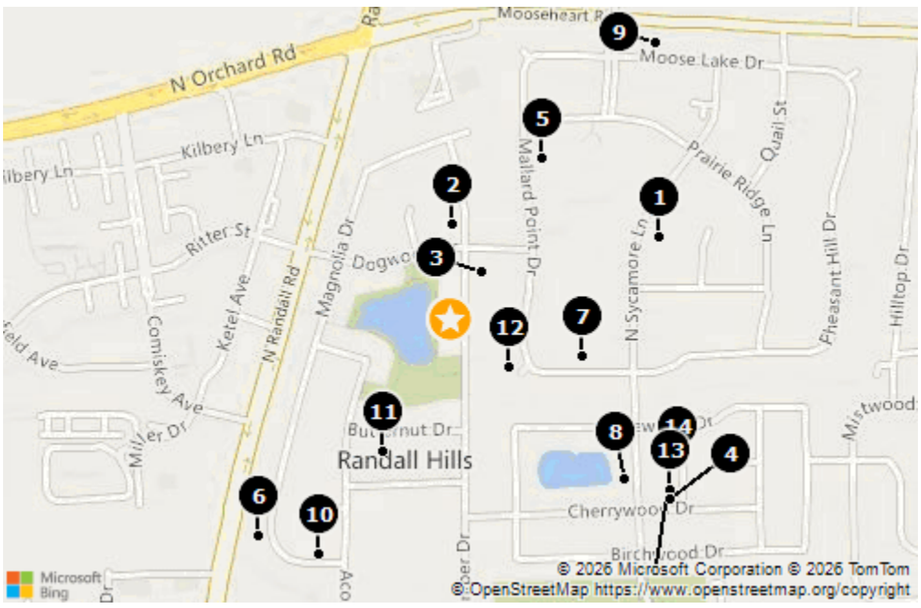
ICE SiteX Report

OrderID: 98738519

SiteX Property Information Report



Subject Property Location

406 JUNIPER DR, NORTH AURORA, IL 60542-3031

County:	**KANE IL**	Census Tract:	170898528.081064
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-32-485-019	Thomas Bros Pg-Grid:	

Valuation

Value:	**$396,000**	FSD:	4	Common Confidence Score:	97
Value Range:	$380,160 - $411,840	ICE Confidence Score:	96		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	BA070
Assd Land Value:	$18,048	Market Land Value:	$54,144	Tax Year:	2025
Assd Improvement:	$105,418	Market Improvment Value:	$316,254	Total Taxable Value:	$8,082
Total Assessed Value:	$123,466	Total Assessor Market Value:	$370,398	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: WILLOW LAKES 2
City/Muni/Twp: BATAVIA

Property Characteristics

Lot Size:	10,019 SF	Bedrooms:	4	Pool:	
Building Area:	2184 SF	Baths:		Fireplace:	
Year Built:	1995	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/22/2024	Sales Price:	N/A
Document #:	2024K013193 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: WILLOW LAKES 2
City/Muni/Twp: BATAVIA

Prior Transfer

Recording Date:	04/22/2024	Sales Price:	N/A
Document #:	2024K013193 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	08/05/2023		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E 3PM

Prior Transfer

Recording Date:	01/11/2023	Sales Price:	$293,962
Document #:	2023K001132 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/07/2022	Loan Amount:	N/A

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Document #:	2022K007345 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT 2 Sec/Twnship/Range: SE4 S32T39NR08E THIRD PM
Abbreviated Description: DOC 2019K028030
City/Muni/Twp: NORTH AURORA

Mortgage Record

Recording Date:	05/20/2020	Loan Amount:	N/A
Document #:	2020K026007 BK-PG -	Loan Type:	VA
TD Due Date:	06/01/2050	Type Finance:	ADJ

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E THIRD PM
City/Muni/Twp: NORTH AURORA

Prior Transfer

Recording Date:	07/02/2019	Sales Price:	$280,000
Document #:	2019K028030 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/29/2019		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E THIRD PM
City/Muni/Twp: NORTH AURORA

Prior Transfer

Recording Date:	07/01/2019	Sales Price:	$259,971
Document #:	2019K027735 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/29/2019	Sales Price:	$280,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/15/2015	Sales Price:	$254,500
Document #:	2015K030624 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	05/19/2015		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION Legal Unit: 2 Sec/Twnship/Range: SE4 S32T39NR08E 3PM

Prior Transfer

Recording Date:	06/08/2015	Sales Price:	$201,286
Document #:	2015K029219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/26/2012	Sales Price:	$170,000
Document #:	2012K082479 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2012	Sales Price:	$205,000
Document #:	2012K078551 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/28/2012		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E 3PM

Prior Transfer

Recording Date:	11/09/2012	Sales Price:	$205,000
Document #:	2012K078550 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	09/17/2012		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E 3PM

Mortgage Record

Recording Date:	10/15/2010	Loan Amount:	N/A
Document #:	2010K069292 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2025	Type Finance:	

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E 3P

Prior Transfer

Recording Date:	02/09/2009	Sales Price:	N/A
Document #:	2009K008566 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/01/2009		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: SE4 S32T39NR08E 3P

ICE SiteX Report

OrderID: 98738519

Prior Transfer

Recording Date:	03/22/1996	Sales Price:	$169,500
Document #:	96K020765 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/15/1996		
Document Type:			

Legal Description:
Lot: 121 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Sec/Twnship/Range: PART SE4 S32T39NR08E 3P

Area Sales Analysis

Total Area Sales	$6,410,500	Median # of Bedrooms	3
Median Lot Size	10,195 SF	Median # of Baths	
Median Living Area	1,523 SF	Median Year Built	1994
Price Range - 2 Yrs	$272,000 to $665,000	Age Range	21 years to 43 years
Median Value	$408,000	Median Age	32 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**441 N SYCAMORE LN** **NORTH AURORA, IL 60542-1297**	09/21/2026	$665,000	$170	3899	11/4/	2005	14,762 SF	
		APN: 12-33-358-005 Document #: 2026K040769 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 94 Subdivision: MOOSE LAKE ESTATES UNIT 1 MapRef: DOC 2003K180359 Sec/Twnship/Range: S32T39NR08E 3PM Abbreviated Description: Lot:94 Subdivision:MOOSE LAKE ESTATES UNIT 1 Map Ref:DOC 2003K180359Sec/Twnship/Range:S32T39NR08E 3PM								
2	.11Mi.	**502 JUNIPER DR** **NORTH AURORA, IL 60542-3032**	09/18/2026	$419,000	$222	1882	8/3/	1995	10,286 SF	
		APN: 12-32-427-014 Document #: 2026K040590 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 142 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO MapRef: DOC 91K46770 Abbreviated Description: Lot:142 Subdivision:WILLOW LAKE SUBDIVISION UNIT TWO Map Ref:DOC 91K46770City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA								
3	.07Mi.	**415 JUNIPER DR** **NORTH AURORA, IL 60542-3033**	09/16/2026	$367,000	$246	1489	7/3/	1995	10,011 SF	
		APN: 12-32-488-034 Document #: 2026K040206 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 86 Subdivision: WILLOW LAKE SUBDIVISION UNIT TWO Abbreviated Description: Lot:86 Subdivision:WILLOW LAKE SUBDIVISION UNIT TWO City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA								
4	.34Mi.	**517 CHERRYWOOD DR** **NORTH AURORA, IL 60542-1065**	09/14/2026	$380,000	$359	1056	6/2/1.5	1984	8,148 SF	
		APN: 15-04-107-003 Document #: 2026K039815 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 184 Subdivision: SLAKERS NEW ADDITION Legal Unit: 5 Abbreviated Description: Lot:184 Subdivision:SLAKERS NEW ADDITION Legal Unit:5 City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA								
5	.22Mi.	**527 MALLARD POINT DR** **NORTH AURORA, IL 60542-1283**	09/14/2026	$664,000	$165	4001	11/4/	2005	14,000 SF	
		APN: 12-32-430-004 Document #: 2026K039628 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 53 Block: 1 Subdivision: MOOSE LAKE ESTATES UNIT 1 Sec/Twnship/Range: S33T39NR08E 3PM Abbreviated Description: Lot:53 Block:1 Subdivision:MOOSE LAKE ESTATES UNIT 1 Sec/Twnship/Range:S33T39NR08E 3PM								
6	.35Mi.	**216 MAGNOLIA DR** **NORTH AURORA, IL 60542-3035**	09/08/2026	$365,000	$267	1365	5/3/2	1992	10,890 SF	
		APN: 15-05-204-008 Document #: 2026K038903 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 31 Subdivision: WILLOW LAKE SUBDIVISION UNIT ONE Sec/Twnship/Range: SE4 S32T39NR08E 3PM Abbreviated Description: Lot:31 Subdivision:WILLOW LAKE SUBDIVISION UNIT ONE Sec/Twnship/Range:SE4 S32T39NR08E 3PM								
7	.17Mi.	**415 MALLARD POINT DR** **NORTH AURORA, IL 60542-1282**	08/06/2026	$630,000	$194	3242	11/4/	2004	14,000 SF	
		APN: 12-32-490-005 Document #: 2026K033777 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 44 Subdivision: MOOSE LAKE ESTATES Sec/Twnship/Range: S32&S33 T39NR08E 3PM Abbreviated Description: Lot:44 Subdivision:MOOSE LAKE ESTATES Sec/Twnship/Range:S32&S33 T39NR08E 3PM								
8	.28Mi.	**304 N SYCAMORE LN** **NORTH AURORA, IL 60542-1077**	05/15/2026	$425,000	$358	1184	5/3/	1986	7,040 SF	
		APN: 12-33-302-003 Document #: 2026K020054 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 160 Subdivision: SLAKERS NEW ADDITION Legal Unit: 5-C Abbreviated Description: Lot:160 Subdivision:SLAKERS NEW ADDITION Legal Unit:5-C City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA								
9	.42Mi.	**537 MOOSE LAKE AVE** **NORTH AURORA, IL 60542-1270**	04/07/2026	$634,000			//		14,414 SF	
		APN: 12-33-151-005 Document #: 2026K013771 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 241 Subdivision: MOOSE LAKE ESTATES UNIT 1 MapRef: DOC 2003K180359 Sec/Twnship/Range: S32&33T39NR08E 3PM Abbreviated Description: Lot:241 Subdivision:MOOSE LAKE ESTATES UNIT 1 Map Ref:DOC 2003K180359Sec/Twnship/Range:S32&33T39NR08E 3PM								
10	.32Mi.	**203 MAGNOLIA DR** **NORTH AURORA, IL 60542-3041**	03/26/2026	$376,500	$241	1556	//2	1994	10,103 SF	
		APN: 15-05-201-013 Document #: 2026K012047 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Subdivision: WILLOW LAKES SUBDIVISION Legal Unit: 1 Abbreviated Description: Lot:23 Subdivision:WILLOW LAKES SUBDIVISION Legal Unit:1 City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA								
11	.18Mi.	**802 BUTTERNUT DR** **NORTH AURORA, IL 60542-1087**	02/18/2026	$397,000	$192	2058	7/3/	1985	9,620 SF	
		APN: 12-32-454-007 Document #: 2026K006419 Document Type: Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 190 Subdivision: RANDALL HILLS SUBDIVISION UNIT NO 2 Abbreviated Description: Lot:190 Subdivision:RANDALL HILLS SUBDIVISION UNIT NO 2 City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA

12	.09Mi.	**442 MALLARD POINT DR** **NORTH AURORA, IL 60542-1280**	12/30/2025	$491,000	$167	2936	11/4/	2004	14,116 SF

APN: 12-32-488-048 Document #: 2025K051662
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: MOOSE LAKE ESTATES UNIT 1 MapRef: DOC 2003K180359 Sec/Twnship/Range: S3&33T39NR08E 3PM Abbreviated Description: Lot:32 Subdivision:MOOSE LAKE ESTATES UNIT 1 Map Ref:DOC 2003K180359Sec/Twnship/Range:S3&33T39NR08E 3PM

13	.34Mi.	**302 PIN OAK DR** **NORTH AURORA, IL 60542-1089**	12/22/2025	$325,000	$285	1140	6/3/	1986	6,591 SF

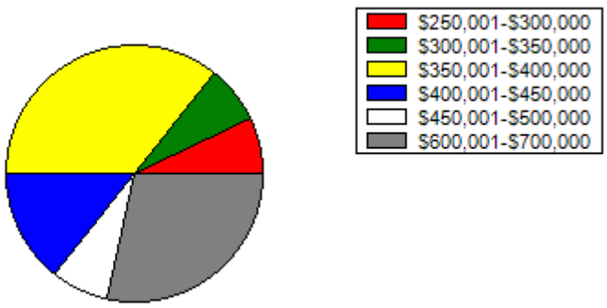
APN: 12-33-301-019 Document #: 2025K050654
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 183 Subdivision: SLAKERS NEW ADDITION UNIT NO 5-B Abbreviated Description: Lot:183 Subdivision:SLAKERS NEW ADDITION UNIT NO 5-B City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA

14	.39Mi.	**520 BIRCHWOOD DR** **NORTH AURORA, IL 60542-1026**	12/11/2025	$272,000	$234	1159	5/3/1	1983	8,800 SF

APN: 15-04-106-001 Document #: 2025K049355
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 92 Subdivision: SLAKERS NEW ADDITION UNIT NUMBER ONE Abbreviated Description: Lot:92 Subdivision:SLAKERS NEW ADDITION UNIT NUMBER ONE City/Muni/Twp:NORTH AURORA City/Muni/Twp: NORTH AURORA

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.	**406 JUNIPER DR**	**04/22/2024**	$370,398	$123,466	2,184	8/4/	1995	10,019 SF	
.01Mi.	**404 JUNIPER DR**	**04/17/2000**	$296,316	$98,772	1,522	8/3/	1994	9,940 SF	
.01Mi.	**408 JUNIPER DR**	**06/09/2021**	$288,096	$96,032	1,189	6/3/	1995	10,019 SF	
.03Mi.	**402 JUNIPER DR**	**05/17/2002**	$345,555	$115,185	1,808	8/3/	1994	9,940 SF	
.03Mi.	**410 JUNIPER DR**	**09/09/2010**	$375,858	$125,286	2,168	9/4/	1996	10,019 SF	
.04Mi.	**407 JUNIPER DR**	**10/04/2021**	$340,596	$113,532	1,808	8/3/	1996	10,011 SF	
.04Mi.	**400 JUNIPER DR**	**06/26/1997**	$329,196	$109,732	1,728	7/3/	1994	9,940 SF	
.04Mi.	**412 JUNIPER DR**	**08/28/2023**	$363,801	$121,267	1,808	8/3/	1996	10,019 SF	
.04Mi.	**405 JUNIPER DR**	**09/14/1993**	$394,527	$131,509	2,133	9/4/	1993	10,019 SF	
.04Mi.	**409 JUNIPER DR**	**08/05/2015**	$327,657	$109,219	1,696	8/3/	1996	10,011 SF	
.05Mi.	**403 JUNIPER DR**	**06/02/2022**	$468,324	$156,108	2,442	10/4/	1993	10,019 SF	
.05Mi.	**411 JUNIPER DR**	**09/27/2012**	$267,069	$89,023	1,189	6/3/	1995	10,011 SF	
.05Mi.	**414 JUNIPER DR**	**08/01/2014**	$336,696	$112,232	1,696	8/3/	1995	10,019 SF	
.06Mi.	**401 JUNIPER DR**	**06/27/2022**	$405,792	$135,264	1,933	9/4/	1994	10,019 SF	
.06Mi.	**413 JUNIPER DR**	**11/04/2020**	$326,907	$108,969	1,696	8/3/	1995	10,011 SF	
.06Mi.	**802 DOGWOOD DR**	**06/08/2022**	$358,491	$119,497	1,772	8/3/	1995	11,326 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	40.2 years old	Households:	4,901
Median Household Income:	$100,124	Households w/Family:	65%
Household Income Per Capita:	$47,033	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Aurora West Unit School District 129	Students:	11,020
Number of Schools:	17	Rating:	D

ICE SiteX Report

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.90Mi.	**Jewel Middle School** Number of Students: 490 Student-Teacher Ratio: 13.59	C-	Public	6 - 8
3.40Mi.	**West Aurora High School** Number of Students: 3,641 Student-Teacher Ratio: 16.17 Advanced Placement: Yes	C-	Public	9 - 12
0.59Mi.	**Goodwin Elementary School** Number of Students: 315 Student-Teacher Ratio: 12.6	C	Public	PK - 5

Flood Report

The Subject Property of **406 JUNIPER DR, NORTH AURORA, IL 60542-3031** 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	107%	SIMILAR
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	86%	LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	97%	SIMILAR
OVERALL	89%	LOWER

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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