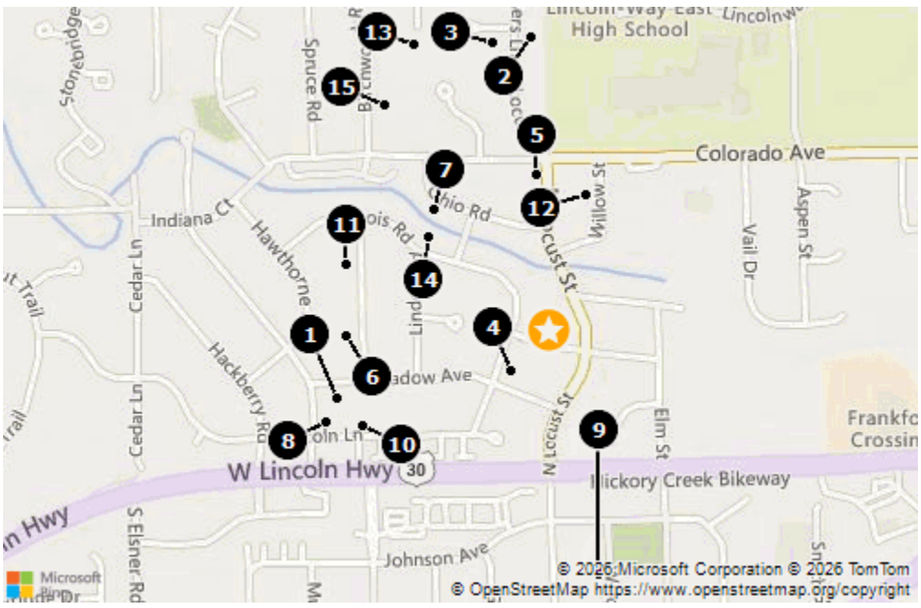
ICE SiteX Report

OrderID: 98312850

SiteX Property Information Report



Subject Property Location

417 MICHIGAN RD, FRANKFORT, IL 60423-1135

County:	**WILL IL**	Census Tract:	171978835.152020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	19-09-21-113-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$419,000**	FSD:	14	Common Confidence Score:	57
Value Range:	$360,340 - $477,660	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1906
Assd Land Value:	$23,713	Market Land Value:	$71,139	Tax Year:	2025
Assd Improvement:	$92,458	Market Improvment Value:	$277,374	Total Taxable Value:	$8,361
Total Assessed Value:	$116,171	Total Assessor Market Value:	$348,513	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: 3 Subdivision: LINCOLN MEADOWS CONNECTICUT HILLS Legal Unit: 2 Sec/Twnship/Range: SEC 21 TWN 35N RNG 12E

Abbreviated Description:	LOT 12 BLOCK 3 IN ARTHUR T MCINTOSH AND CO'S LINCOLN MEADOWS UNIT 2, A SUB OF PRT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T35N-R
City/Muni/Twp:	FRANKFORT

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	
Building Area:	1752 SF	Baths:	2	Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2024	Sales Price:	$194,596
Document #:	R2024048166 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/28/2016	Sales Price:	N/A
Document #:	R2016056740 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	07/25/2016	Loan Amount:	N/A
Document #:	R2016055010 BK-PG -	Loan Type:	FHA
TD Due Date:	08/01/2046	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS Legal Unit: 2 Sec/Twnship/Range: N2 S32T35NR12E 3PM

Prior Transfer

Recording Date:	06/08/2015	Sales Price:	N/A
Document #:	R2015047429 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"

ICE SiteX Report

OrderID: 98312850

Contract Date: 04/14/2015
Document Type:
Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS Legal Unit: 2 Map Ref: DOC895415 Sec/Twnship/Range: N2 S32T35NR12E 3PM

Mortgage Record

Recording Date:	06/06/2014	Loan Amount:	N/A
Document #:	R2014047595 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS Legal Unit: 2 Sec/Twnship/Range: N2 S32T35NR12E 3PM

Prior Transfer

Recording Date:	05/03/2010	Sales Price:	$110,000
Document #:	R10044253 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/14/2010	Loan Amount:	N/A
Document #:	R2010038031 BK-PG -	Loan Type:	New Conventional
TD Due Date:	05/01/2040	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: N2 S32T35NR12E 3P

Prior Transfer

Recording Date:	03/19/2007	Sales Price:	$198,500
Document #:	R07041716 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/03/2006	Sales Price:	$198,500
Document #:	R06185145 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/19/2006	Sales Price:	$240,000
Document #:	R2006158304 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/03/2006		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: PART N2 S32T35NR12E 3P

Prior Transfer

Recording Date:	09/19/2006	Sales Price:	$240,000
Document #:	2006158304 BK-PG 8 -1119	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: LINCOLN MEADOWS CONNECTICUT HILLS Legal Unit: 2 Sec/Twnship/Range: SEC 21 TWN 35N RNG 12E
Abbreviated Description: LOT 12 BLOCK 3 IN ARTHUR T MCINTOSH AND CO'S LINCOLN MEADOWS UNIT 2, A SUB OF PRT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T35N-R
City/Muni/Twp: FRANKFORT

Prior Transfer

Recording Date:	08/29/2006	Sales Price:	$13,000
Document #:	R06145160 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/22/2006	Sales Price:	$18,000
Document #:	R06030548 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/17/2006	Sales Price:	$168,000
Document #:	R06029421 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/14/2006	Sales Price:	N/A
Document #:	R2006026365 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/18/2006		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: PART N2 S32T35NR12E 3P

Mortgage Record

Recording Date:	01/25/2006	Loan Amount:	N/A
Document #:	R2006015874 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	01/18/2031	Type Finance:	VAR

ICE SiteX Report

OrderID: 98312850

Legal Description:
Lot: 12 Block: 3 Sec/Twnship/Range: PART N2 S32T35NR12E 3P
Abbreviated Description: ARTHUR T MCINTOSH & COMPANYS LINCOLD MEADOWS UN #2

Mortgage Record

Recording Date:	01/25/2006	Loan Amount:	N/A
Document #:	R2006015872 BK-PG -	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2036	Type Finance:	

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: PART N2 S32T35NR12E 3P

Mortgage Record

Recording Date:	07/12/2004	Loan Amount:	N/A
Document #:	R2004127320 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/23/2029	Type Finance:	

Legal Description:
Lot: 6 Block: 9 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: PART N2 S21T35NR12E 3P

Mortgage Record

Recording Date:	07/22/2003	Loan Amount:	N/A
Document #:	R2003174571 BK-PG -	Loan Type:	Unknown
TD Due Date:	08/01/2033	Type Finance:	FIX

Legal Description:
Lot: 6 Block: 9 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: PART N2 S21T35NR12E 3P

Prior Transfer

Recording Date:	06/06/2003	Sales Price:	N/A
Document #:	R2003129285 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/13/2003		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COS LINCOLN MEADOWS UNIT #2 Sec/Twnship/Range: PART N2 S32T35NR12E 3P

Prior Transfer

Recording Date:	02/20/2003	Sales Price:	N/A
Document #:	R2003037507 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/13/2003		
Document Type:			

Legal Description:
Lot: 6 Block: 9 Subdivision: ARTHUR T MCINTOSH & COS LINCOLN MEADOWS UNIT #2 Sec/Twnship/Range: PART N2 S21T35NR12E 3P

Prior Transfer

Recording Date:	02/20/2003	Sales Price:	N/A
Document #:	R2003037506 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/29/2003		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COS LINCOLN MEADOWS UNIT #2 Sec/Twnship/Range: PART N2 S32T35NR12E 3P

Prior Transfer

Recording Date:	01/30/2003	Sales Price:	$166,900
Document #:	R2003021259 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/18/2002		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: LINCOLN MEADOWS CONNECTICUT HILLS Sec/Twnship/Range: S09T35NR12E 3P

Prior Transfer

Recording Date:	01/01/2003	Sales Price:	$166,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2002	Sales Price:	N/A
Document #:	R2002199282 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/07/2002		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN #2 Sec/Twnship/Range: PART N2 S32T35NR11E 3P

Prior Transfer

Recording Date:	09/20/2002	Sales Price:	$228,529
Document #:	R2002154942 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/28/2002		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COS LINCOLN MEADOWS UNIT #2 Sec/Twnship/Range: PART N2 S32T35NR12E 3P

Mortgage Record

Recording Date:	01/10/2001	Loan Amount:	N/A
Document #:	R2001003486 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2031	Type Finance:	ADJ

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS UN 2 Sec/Twnship/Range: PART N2 S21T35NR12E 3P

ICE SiteX Report

OrderID: 98312850

Prior Transfer

Recording Date:	10/18/2000	Sales Price:	N/A
Document #:	R2000113338 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/02/2000		
Document Type:			

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COMPANY LINCOLN MEADOWS UNIT 2 Sec/Twnship/Range: PART N2 S21T35NR12E 3P

Mortgage Record

Recording Date:	12/08/1999	Loan Amount:	N/A
Document #:	R1999149082 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	UNK

Legal Description:
Lot: 12 Block: 3 Subdivision: ARTHUR T MCINTOSH & COS LINCOLN MEADOWS UNIT #2 Sec/Twnship/Range: PART N2 S21T35NR12E 3P

Area Sales Analysis

Total Area Sales	$6,546,200	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,848 SF	Median Year Built	1971
Price Range - 2 Yrs	$320,000 to $665,000	Age Range	20 years to 67 years
Median Value	$399,000	Median Age	55 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**540 MEADOW AVE** **FRANKFORT, IL 60423-1132**	09/02/2026	$360,000	$255	1407	5/3/2	1971	SF	
		APN: 19-09-21-115-002 Document #: R2026054834 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 12 Subdivision: LINCOLN MEADOWS UNIT NO 2 MapRef: DOC 895415 Sec/Twnship/Range: N2 S21T35NR12E Abbreviated Description: Lot:14 Block:12 Subdivision:LINCOLN MEADOWS UNIT NO 2 Map Ref:DOC 895415Sec/Twnship/Range:N2 S21T35NR12E								
2	.36Mi.	**20687 SETTLERS LN** **FRANKFORT, IL 60423-1195**	08/19/2026	$645,000	$235	2739	6/4/2	2005	SF	
		APN: 19-09-16-308-033 Document #: R2026051643 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Subdivision: SETTLERS CROFT MapRef: DOC R2003-088272 Sec/Twnship/Range: S16T35NR12E 3PM Abbreviated Description: Subdivision:SETTLERS CROFT Map Ref:DOC R2003-088272Sec/Twnship/Range:S16T35NR12E 3PM Abbreviated Description:PORTION LOT14								
3	.36Mi.	**10039 CROFT LN** **FRANKFORT, IL 60423-1193**	07/31/2026	$665,000	$223	2974	8/3/3	2006	SF	
		APN: 19-09-16-308-020 Document #: R2026046997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: S Subdivision: SCHOOL TRUSTEES SUBDIVISION Tract No: 14 MapRef: DOC R2003088272 Sec/Twnship/ Range: S16T35R10 Abbreviated Description: Lot:16 Block:S Subdivision:SCHOOL TRUSTEES SUBDIVISION Map Ref:DOC R2003088272Sec/Twnship/ Range:S16T35R10 Abbreviated Description:PORTION LOT14								
4	.07Mi.	**501 HOBBY AVE** **FRANKFORT, IL 60423-1109**	07/31/2026	$430,000	$289	1485	5/3/2	1968	SF	
		APN: 19-09-21-116-007 Document #: R2026047043 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 16 Subdivision: ARTHUR T MCINTOSH LINCOLN MEADOWS UNIT NO 2 MapRef: DOC 895415 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:11 Block:16 Subdivision:ARTHUR T MCINTOSH LINCOLN MEADOWS UNIT NO 2 Map Ref:DOC 895415Sec/Twnship/Range:N2 S21T35NR12E 3PM City/Muni/Twp:NORTH City/Muni/Twp: NORTH								
5	.19Mi.	**640 N LOCUST ST** **FRANKFORT, IL 60423-1159**	07/02/2026	$320,000	$222	1439	10/3/2	1968	SF	
		APN: 19-09-21-106-009 Document #: R2026040570 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI Legal Unit: 2 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:1 Block:4 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI Legal Unit:2 Sec/Twnship/Range:N2 S21T35NR12E 3PM								
6	.25Mi.	**520 BIRCHWOOD RD** **FRANKFORT, IL 60423-1002**	06/05/2026	$505,000	$232	2176	8/4/2	1992	SF	
		APN: 19-09-21-110-023 Document #: R2026034035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 13 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:10 Block:13 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM								
7	.2Mi.	**456 OHIO RD** **FRANKFORT, IL 60423-1158**	05/04/2026	$380,000	$168	2254	5/3/2	1971	SF	
		APN: 19-09-21-105-003 Document #: R2026026086 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 5 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEDOWS UNIT MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:3 Block:5 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEDOWS UNIT Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM City/Muni/Twp:MANHATTAN City/Muni/Twp: MANHATTAN								
8	.29Mi.	**425 COTTONWOOD RD** **FRANKFORT, IL 60423-1007**	04/17/2026	$380,000	$205	1848	6/4/2	1969	SF	
		APN: 19-09-21-115-013 Document #: R2026022594 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 12 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:16 Block:12 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM								
9	.3Mi.	**254 WILLOW ST** **FRANKFORT, IL 60423-1231**	04/15/2026	$357,500	$194	1840	5/3/3	1959	SF	
		APN: 19-09-21-402-013 Document #: R2026022274 Document Type: Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98312850

Legal: Lot: 4 Block: 3 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS MapRef: DOC 839447 Sec/Twnship/Range: NW4SE4 S21T35NR12E 3PM Abbreviated Description: Lot:4 Block:3 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS Map Ref:DOC 839447Sec/Twnship/Range:NW4SE4 S21T35NR12E 3PM

10	.25Mi.	**525 LINCOLN LN** **FRANKFORT, IL 60423-1116**	04/14/2026	$435,000	$230	1884	5/3/2	1971	SF

APN: 19-09-21-115-016 Document #: R2026021727
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 12 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MADOWS UNIT N MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:19 Block:12 Subdivision:ARTHUR T MCINTOSH & COMPANYS LINCOLN MADOWS UNIT N Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM City/Muni/Twp:FRANKFORT City/Muni/Twp: FRANKFORT

11	.26Mi.	**558 BIRCHWOOD RD** **FRANKFORT, IL 60423-1002**	03/04/2026	$345,000	$296	1162	5/3/2	1965	SF

APN: 19-09-21-110-017 Document #: R2026012827
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4 Block: 13 Subdivision: ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS Legal Unit: 2 MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:4 Block:13 Subdivision:ARTHUR T MCINTOSH & COMPANYS LINCOLN MEADOWS Legal Unit:2 Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM

12	.17Mi.	**620 WILLOW ST** **FRANKFORT, IL 60423-1141**	01/20/2026	$399,000	$261	1523	//2	1973	SF

APN: 19-09-21-201-009 Document #: R2026003576
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 2 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:3 Block:2 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS UNI Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM

13	.38Mi.	**764 LESLIE LN** **FRANKFORT, IL 60423-1077**	12/26/2025	$549,900	$175	3134	5/3/3	1987	SF

APN: 19-09-16-308-010 Document #: R2025072876
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: WOODLAND HILLS MapRef: DOC R76-41225 Sec/Twnship/Range: S16T35NR12E 3PM Abbreviated Description: Lot:14 Subdivision:WOODLAND HILLS Map Ref:DOC R76-41225Sec/Twnship/Range:S16T35NR12E 3PM

14	.18Mi.	**443 ILLINOIS RD** **FRANKFORT, IL 60423-1161**	12/03/2025	$422,000	$342	1231	5/3/2	1973	SF

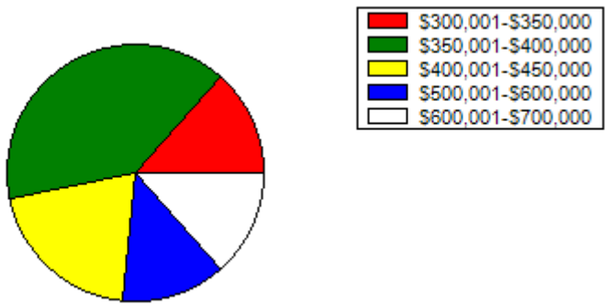
APN: 19-09-21-105-010 Document #: R2025067774
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 5 Subdivision: ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS Legal Unit: 2 MapRef: DOC 901302 Sec/Twnship/Range: N2 S21T35NR12E 3PM Abbreviated Description: Lot:8 Block:5 Subdivision:ARTHUR T MCINTOSH AND COMPANYS LINCOLN MEADOWS Legal Unit:2 Map Ref:DOC 901302Sec/Twnship/Range:N2 S21T35NR12E 3PM City/Muni/Twp:FRANKFORT City/Muni/Twp: FRANKFORT

15	.34Mi.	**725 BIRCHWOOD RD** **FRANKFORT, IL 60423-1031**	10/27/2025	$352,800	$105	3338	5/3/2	1972	SF

APN: 19-09-21-121-004 Document #: R2025059892
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 4&13 Block: 1 Section: 16 Subdivision: COLORADO HILLS Legal Unit: 2 MapRef: DOC R72-7131 Sec/Twnship/Range: NW4S21T35NR12E 3PM Abbreviated Description: Lot:4&13 Section:16 Subdivision:COLORADO HILLS Map Ref:DOC R72-7131Sec/Twnship/Range:NW4S21T35NR12E 3PM Abbreviated Description:LOT: SOUTH 7.89 FT OF THE E 2 OF THE SE4 OF LOT 13

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.

ICE SiteX Report

OrderID: 98312850

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.	**417 MICHIGAN RD**	**09/19/2006**	$348,513	$116,171	1,752	6/4/2	1968		
.02Mi.	**427 MICHIGAN RD**	**06/25/2015**	$396,957	$132,319	1,568	5/3/2	1970		
.03Mi.	**510 N LOCUST ST**	**04/24/2020**	$439,620	$146,540	2,192	5/3/2	1973		Yes
.03Mi.	**401 MICHIGAN RD**	**05/27/2010**	$380,718	$126,906	2,416	5/3/2	1970		
.03Mi.	**537 HOBBY AVE**	**02/16/2017**	$380,100	$126,700	1,399	5/3/2	1969		
.04Mi.	**522 N LOCUST ST**	**07/28/2021**	$339,396	$113,132	1,566	6/4/2	1971		
.04Mi.	**422 MICHIGAN RD**	**11/02/2004**	$385,860	$128,620	1,400	5/3/2	1969		
.04Mi.	**416 MICHIGAN RD**	**07/12/1972**	$345,978	$115,326	1,786	6/4/2	1973		
.04Mi.	**426 MICHIGAN RD**	**07/21/2011**	$395,031	$131,677	2,167	5/3/2	1978		
.04Mi.	**541 HOBBY AVE**	**06/17/2021**	$421,119	$140,373	1,397	8/4/2	1969		
.04Mi.	**400 MICHIGAN RD**	**05/06/2021**	$421,860	$140,620	2,652	5/3/2	1968		
.05Mi.	**515 HOBBY AVE**	**11/04/2010**	$387,456	$129,152	1,830	5/3/2	1969		
.05Mi.	**528 N LOCUST ST**	**06/27/2023**	$386,661	$128,887	1,816	5/3/2	1972		
.06Mi.	**444 N LOCUST ST**	**04/23/2009**	$393,462	$131,154	1,564	5/3/2	1973		
.06Mi.	**330 WISCONSIN RD**	**08/12/2025**	$356,019	$118,673	2,112	8/3/2	1972		
.06Mi.	**331 MICHIGAN RD**	**06/15/2017**	$389,193	$129,731	2,330	5/3/3	1973		

Rent vs. Own

Households Occupied by Renters:	6%	Households Occupied by Owners:	91%

Demographics & Income

Median Age:	42.4 years old	Households:	11,241
Median Household Income:	$141,417	Households w/Family:	83%
Household Income Per Capita:	$50,948	Households w/Family Married:	72%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	38%

School District

School District Zone:	Frankfort Community Consolidated School District 157c	Students:	2,676
Number of Schools:	3	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.60Mi.	**Hickory Creek Middle School** Number of Students: 943 Student-Teacher Ratio: 14.88	A+	Public	6 - 8
3.01Mi.	**Chelsea Intermediate School** Number of Students: 893 Student-Teacher Ratio: 15.36	A	Public	3 - 5
3.01Mi.	**Chelsea Intermediate School** Number of Students: 893 Student-Teacher Ratio: 15.36	A	Public	3 - 5
1.04Mi.	**Grand Prairie Elementary School** Number of Students: 840 Student-Teacher Ratio: 16.15	NA	Public	PK - 2
1.04Mi.	**Grand Prairie Elementary School** Number of Students: 840 Student-Teacher Ratio: 16.15	NA	Public	PK - 2
0.36Mi.	**Lincoln-Way East High School** Number of Students: 2,696 Student-Teacher Ratio: 18.1 Advanced Placement: Yes	A-	Public	9 - 12
0.36Mi.	**Lincoln-Way East High School** Number of Students: 2,696 Student-Teacher Ratio: 18.1 Advanced Placement: Yes	A-	Public	9 - 12
2.60Mi.	**Hickory Creek Middle School** Number of Students: 943 Student-Teacher Ratio: 14.88	A+	Public	6 - 8

Flood Report

The Subject Property of **417 MICHIGAN RD, FRANKFORT, IL 60423-1135** 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.

ICE SiteX Report

OrderID: 98312850

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	64%	NOTABLY LOWER
BURGLARY	50%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	50%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	89%	LOWER
MURDER	60%	NOTABLY LOWER
OVERALL	60%	NOTABLY 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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