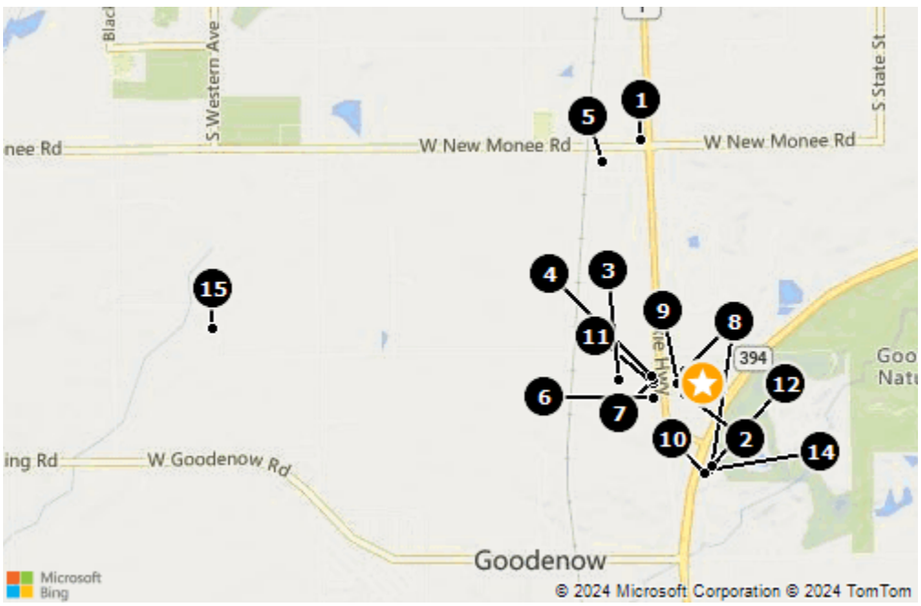
SiteX™ Report

OrderID: 92323545

SiteX Property Information Report



Subject Property Location

464 W ARLINGTON LN, CRETE, IL 60417-4338

County:	**WILL IL**	Census Tract:	171978838.112056
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	23-15-28-305-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$173,000**	FSD:	12
Value Range:	$152,240 - $193,760	Confidence Score:	88

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	2308
Assd Land Value:	$4,878	Market Land Value:	$14,634	Tax Year:	2023
Assd Improvement:	$26,973	Market Improvment Value:	$80,919	Total Taxable Value:	$2,942
Total Assessed Value:	$31,851	Total Assessor Market Value:	$95,553	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 15 Subdivision: DIXIE DELLS Legal Unit: 1 Sec/Twnship/Range: SEC 28 TWN 34N RNG 14E

Abbreviated Description:	LOT 15 IN DIXIE DELLS SUB UNIT 1, BEING A SUB OF PRT OF THE N1/2 OF THE S1/2 OF SEC 28, T34N-R14E.
City/Muni/Twp:	CRETE

Property Characteristics

Lot Size:	Bedrooms:	Pool:
Building Area:	Baths:	Fireplace:
Year Built:	Partial Baths:	Type Const:
Number of Buildings:	Number of Rooms:	Ext Walls:
Number of Units:	Garage Type:	Heating:
Number of Stories:	Number of Cars:	A/C:
Style:	Basement:	Roof Cover:
	Foundation:	Elevator:

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/07/2021	Sales Price:	$162,900
Document #:	R2021098399 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	08/27/2021		
Document Type:	Warranty Deed		

Legal Description:

Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Map Ref: DOC 964973 Sec/Twnship/Range: S28T34NR14E THIRD PM

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	$56,666
Document #:	R2021022437 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/12/2021		
Document Type:	Special Warranty Deed		

Legal Description:

Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Map Ref: DOC 964973 Sec/Twnship/Range: N2S2 S28T34NR14E THIRD PM

Prior Transfer

Recording Date:	12/08/2020	Sales Price:	N/A
Document #:	R2020111045 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/24/2020		
Document Type:	Special Warranty Deed		

Legal Description:

Lot: 15 Block: 1 Subdivision: DIXIE DELLS SUBDIVISION Map Ref: DOC 964973 Sec/Twnship/Range: N2S2 S28T34NR14E THIRD PM

Prior Transfer

Recording Date:	04/01/2020	Sales Price:	N/A
Document #:	R2020024745 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/16/2020		
Document Type:	Sheriff's Deed		

Legal Description:
Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Map Ref: DOC 964973 Sec/Twnship/Range: N2S2 S28T34NR14E THIRD PM

Mortgage Record

Recording Date:	02/02/2012	Loan Amount:	N/A
Document #:	R2012013336 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2042	Type Finance:	

Legal Description:
Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	02/02/2012	Sales Price:	N/A
Document #:	R2012013335 BK-PG -	Type of Sale:	Non-Arms Length Transfer
Contract Date:	01/17/2012		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 15 Block: 1 Subdivision: DIXIE DELLS SUBDIVISION Map Ref: DOC9694973 Sec/Twnship/Range: N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	10/23/2007	Sales Price:	N/A
Document #:	R2007156067 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/04/2007		
Document Type:	Intra-family Transfer or Dissolution		

Legal Description:
Lot: 15 Subdivision: UNIT 1 DIXIE DELLS SUBDIVISION Sec/Twnship/Range: PART N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	03/14/2007	Sales Price:	$70,000
Document #:	R2007040105 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/22/2007		
Document Type:	Deed		

Legal Description:
Lot: 15 Subdivision: UNIT 1 DIXIE DELLS SUBDIVISION Sec/Twnship/Range: PART N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	02/01/2007	Sales Price:	$70,000
Document #:	2021098399 BK-PG 5 -721	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Subdivision: DIXIE DELLS Legal Unit: 1 Sec/Twnship/Range: SEC 28 TWN 34N RNG 14E
Abbreviated Description: LOT 15 IN DIXIE DELLS SUB UNIT 1, BEING A SUB OF PRT OF THE N1/2 OF THE S1/2 OF SEC 28, T34N-R14E.
City/Muni/Twp: CRETE

Mortgage Record

Recording Date:	06/18/1999	Loan Amount:	N/A
Document #:	R1999076450 BK-PG -	Loan Type:	Unknown
TD Due Date:	05/28/2004	Type Finance:	

Legal Description:
Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	08/21/1996	Sales Price:	N/A
Document #:	R96-074891 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:	Warranty Deed		

Legal Description:
Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: PART N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	08/14/1996	Sales Price:	N/A
Document #:	R96-072323 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/1996		
Document Type:	Trustee's Deed (Certificate of Title)		

Legal Description:
Lot: 15 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: PART N2S2 S28T34NR14E 3P

Prior Transfer

Recording Date:	04/12/1985	Sales Price:	$34,900
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,723,419	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$102,000 to $285,000	Age Range	
Median Value	$164,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.21Mi.	**726 W NEW MONEE RD**	07/10/2024	$141,900			//		SF	

CRETE, IL 60417-3944
APN: 23-15-21-100-013 Document #: R2024033881
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: MATSON SUBDIVISION MapRef: DOC 1008003 Sec/Twnship/Range: S2NW4 S21T34NR14E 3PM Abbreviated
Description: Lot:5 Subdivision:MATSON SUBDIVISION Map Ref:DOC 1008003Sec/Twnship/Range:S2NW4 S21T34NR14E 3PM

2	.1Mi.	**544 W STANTON LN**	03/04/2024	$120,000	//	SF

CRETE, IL 60417-4434
APN: 23-15-28-306-026 Document #: R2024010376
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 56 Subdivision: DIXIE DELLS Legal Unit: 2 MapRef: DOC 1023426 Sec/Twnship/Range: N2S2 S28T34NR14E 3PM Abbreviated
Description: Lot:56 Subdivision:DIXIE DELLS Legal Unit:2 Map Ref:DOC 1023426Sec/Twnship/Range:N2S2 S28T34NR14E 3PM

3	.41Mi.	**820 W ARLINGTON LN**	01/18/2024	$245,000	//	SF

CRETE, IL 60417-4426
APN: 23-15-29-401-024 Document #: R2024002777
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: DIXIE ESTATES Legal Unit: 2 MapRef: DOC 891578 Sec/Twnship/Range: SE4S29&SW4 S28T34NR14E 3PM Abbreviated
Description: Lot:29 Subdivision:DIXIE ESTATES Legal Unit:2 Map Ref:DOC 891578Sec/Twnship/Range:SE4S29&SW4 S28T34NR14E 3PM

4	.24Mi.	**26756 S DIXIE HWY**	01/12/2024	$145,000	//	43,560 SF

CRETE, IL 60417-4423
APN: 23-15-28-300-013 Document #: R2024002038
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: DIXIE ESTATES Legal Unit: 2 MapRef: DOC 891578 Sec/Twnship/Range: SE4S29SW4S28T34NR14E 3PM Abbreviated
Description: Lot:20 Subdivision:DIXIE ESTATES Legal Unit:2 Map Ref:DOC 891578Sec/Twnship/Range:SE4S29SW4S28T34NR14E 3PM

5	1.18Mi.	**25937 S PRINCESS LN**	01/11/2024	$204,000	//	SF

CRETE, IL 60417-4067
APN: 23-15-20-401-008 Document #: R2024001773
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 24 Subdivision: BALMORAL HEIGHTS Legal Unit: 2 MapRef: DOC 804499 Sec/Twnship/Range: S20&S21T34NR14E THIRD PM Abbreviated
Description: Lot:24 Subdivision:BALMORAL HEIGHTS Legal Unit:2 Map Ref:DOC 804499Sec/Twnship/Range:S20&S21T34NR14E THIRD PM

6	.25Mi.	**26848 S DIXIE HWY**	12/19/2023	$285,000	//	46,609 SF

CRETE, IL 60417-4424
APN: 23-15-28-301-007 Document #: R2023065962
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 59 Subdivision: DIXIE ESTATES Legal Unit: 2 MapRef: MB 32 PG 15 Sec/Twnship/Range: SW4 S28T34NR14E 3PM Abbreviated
Description: Lot:59 Subdivision:DIXIE ESTATES Legal Unit:2 Map Ref:MB 32 PG 15Sec/Twnship/Range:SW4 S28T34NR14E 3PM

7	.24Mi.	**26800 S DIXIE HWY**	11/14/2023	$102,000	//	43,560 SF

CRETE, IL 60417-4424
APN: 23-15-28-300-014 Document #: R2023059768
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: DIXIE ESTATES Legal Unit: 2 MapRef: DOC 891578 Sec/Twnship/Range: SW4 S28T34NR14E 3RD PM Abbreviated
Description: Lot:21 Subdivision:DIXIE ESTATES Legal Unit:2 Map Ref:DOC 891578Sec/Twnship/Range:SW4 S28T34NR14E 3RD PM

8	.11Mi.	**26745 S DUNLIETH CT**	07/31/2023	$215,000	//	SF

CRETE, IL 60417-4442
APN: 23-15-28-304-035 Document #: R2023038449
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 109 Subdivision: DIXIE DELLS UNIT NO 3 MapRef: DOC R67-4666 Sec/Twnship/Range: S28T34NR14E THIRD PM Abbreviated
Description: Lot:109 Subdivision:DIXIE DELLS UNIT NO 3 Map Ref:DOC R67-4666Sec/Twnship/Range:S28T34NR14E THIRD PM

9	.12Mi.	**560 W ARLINGTON LN**	07/24/2023	$200,000	//	SF

CRETE, IL 60417-4306
APN: 23-15-28-305-003 Document #: R2023036840
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: DIXIE DELLS SUBDIVISION Legal Unit: 1 MapRef: DOC 964973 Sec/Twnship/Range: N2S2 S28T34NR14E THIRD PM Abbreviated Description: Lot:5 Subdivision:DIXIE DELLS SUBDIVISION Legal Unit:1 Map Ref:DOC 964973Sec/Twnship/Range:N2S2 S28T34NR14E THIRD PM City/Muni/Twp:CRETE City/Muni/Twp: CRETE

10	.44Mi.	**27138 S FOUNTAINVIEW DR**	06/14/2023	$164,000	//	SF

CRETE, IL 60417-6309
APN: 23-15-33-200-054-0004 Document #: R2023029389
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: FAIRWAYS COOPERATIVE TOWNHOME DEVELOPMENT Legal Unit: 316 MapRef: DOC R2003211399 Abbreviated
Description: Subdivision:FAIRWAYS COOPERATIVE TOWNHOME DEVELOPMENT Legal Unit:316 Map Ref:DOC R2003211399

11	.24Mi.	**700 W ARLINGTON LN**	06/01/2023	$239,900	//	43,996 SF

CRETE, IL 60417-4425
APN: 23-15-28-300-015 Document #: R2023026702
Document Type: Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Subdivision: DIXIE ESTATES Legal Unit: 2 MapRef: DOC 891578 Sec/Twnship/Range: SE4 S29& SW4 S28T34NR14E THIRD Abbreviated
Description: Lot:22 Subdivision:DIXIE ESTATES Legal Unit:2 Map Ref:DOC 891578Sec/Twnship/Range:SE4 S29& SW4 S28T34NR14E THIRD City/Muni/Twp:CRETE City/Muni/Twp: CRETE

12	.41Mi.	**27123 S FOUNTAINVIEW DR**	05/11/2023	$148,969	//	SF

CRETE, IL 60417-6308
APN: 23-15-33-200-070-0004 Document #: R2023022891
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: FAIRWAYS COOPERATIVE TOWNHOME DEVELOPMENT AND THE Legal Unit: 309 MapRef: DOC R2003211399 Abbreviated
Description: Subdivision:FAIRWAYS COOPERATIVE TOWNHOME DEVELOPMENT AND THE Legal Unit:309 Map Ref:DOC R2003211399

13	.41Mi.	**27125 S FOUNTAINVIEW DR**	05/11/2023	$162,650	//	SF

CRETE, IL 60417-6308
APN: 23-15-33-200-071-0004 Document #: R2023022892
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Subdivision: FAIRWAYS COOPERTAVIES TOWNHOMES DEVELOPMENT Legal Unit: 311 MapRef: DOC R 2003211399 Abbreviated
Description: Subdivision:FAIRWAYS COOPERTAVIES TOWNHOMES DEVELOPMENT Legal Unit:311 Map Ref:DOC R 2003211399

14	.43Mi.	**27133 S FOUNTAINVIEW DR**	05/09/2023	$145,000	//	SF

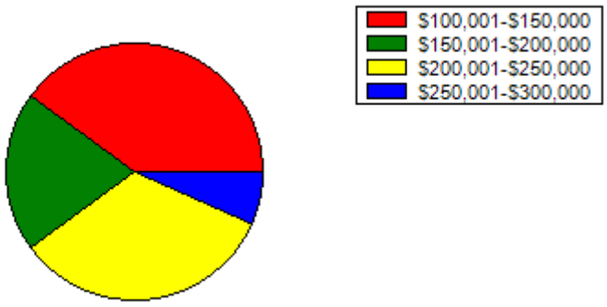
CRETE, IL 60417-6308
APN: 23-15-33-200-072-0004 Document #: R2023022369
Document Type: Deed Price Code: D
Land Use: Single Family Residential

Legal: Subdivision: FAIRWAYS COOPERATIVE TOWNHOME DEVELOPMENT Legal Unit: 313 MapRef: DOC R2003211399 Abbreviated Description: Subdivision:FAIRWAYS COOPERATIVE TOWNHOME DEVELOPMENT Legal Unit:313 Map Ref:DOC R2003211399

15 .38Mi. **803 W ELMS COURT LN** 05/02/2023 $205,000 // SF
CRETE, IL 60417-4400
APN: 23-15-29-401-013 Document #: R2023020526
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: DIXIE ESTATES Legal Unit: 1 MapRef: DOC 862960 Abbreviated Description: Lot:13 Subdivision:DIXIE ESTATES Legal Unit:1 Map Ref:DOC 862960

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.	**464 W ARLINGTON LN**	**02/01/2007**	$95,553	$31,851					
.01Mi.	**504 W ARLINGTON LN**	**04/01/2011**	$95,625	$31,875					
.01Mi.	**458 W ARLINGTON LN**	**03/25/2021**	$105,219	$35,073					
.02Mi.	**452 W ARLINGTON LN**	**10/09/2008**	$107,517	$35,839					
.02Mi.	**463 W AUBURN LN**	**06/07/2006**	$88,962	$29,654					
.02Mi.	**510 W ARLINGTON LN**	**01/01/2002**	$87,924	$29,308					
.02Mi.	**503 W AUBURN LN**	**10/07/2014**	$89,097	$29,699					
.03Mi.	**455 W AUBURN LN**	**02/01/2001**	$98,004	$32,668					
.03Mi.	**507 W AUBURN LN**	**08/31/2021**	$149,733	$49,911					
.03Mi.	**449 W AUBURN LN**		$106,206	$35,402					
.03Mi.	**444 W ARLINGTON LN**	**05/01/2004**	$95,901	$31,967					
.04Mi.	**463 W ARLINGTON LN**	**05/08/1996**	$130,143	$43,381					
.04Mi.	**503 W ARLINGTON LN**	**01/24/1992**	$120,345	$40,115					
.04Mi.	**457 W ARLINGTON LN**		$95,112	$31,704					
.04Mi.	**509 W ARLINGTON LN**	**06/27/2000**	$123,261	$41,087					
.04Mi.	**515 W AUBURN LN**	**01/04/2022**	$131,649	$43,883					

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	46.6 years old	Households:	6,192
Median Household Income:	$88,504	Households w/Family:	63%
Household Income Per Capita:	$46,834	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	20%

School District

School District Zone:	Crete-Monee Community Unit School District 201-U	Students:	4,402
Number of Schools:	9	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.41Mi.	**Balmoral Elementary School** Number of Students: 422 Student-Teacher Ratio: NA	C-	Public	KG - 5
3.20Mi.	**Crete-Monee Middle School** Number of Students: 1,025 Student-Teacher Ratio: NA	C	Public	6 - 8
2.91Mi.	**Crete-Monee High School** Number of Students: 1,457	C-	Public	9 - 12

Student-Teacher Ratio: NA
Advanced Placement: Yes

Flood Report

The Subject Property of **464 W ARLINGTON LN, CRETE, IL 60417-4338** 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	98%	SIMILAR
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	83%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	108%	SIMILAR
OVERALL	119%	HIGHER

Disaster Alerts

No alerts noted

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