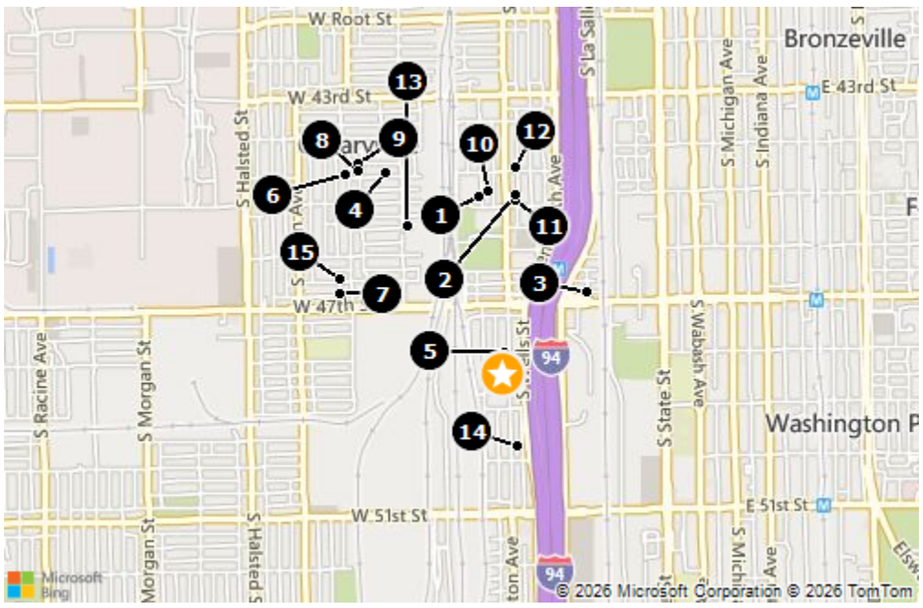
ICE SiteX Report

OrderID: 97523412

SiteX Property Information Report



Subject Property Location

4818 S PRINCETON AVE, CHICAGO, IL 60609-4545

County:	**COOK IL**	Census Tract:	170318356.001011
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-09-201-069	Thomas Bros Pg-Grid:	

Valuation

Value:	**$158,000**	FSD:	16	Common Confidence Score:	56
Value Range:	$132,720 - $183,280	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	72213
Assd Land Value:	$881	Market Land Value:	$8,810	Tax Year:	2023
Assd Improvement:	$7,620	Market Improvment Value:	$76,200	Total Taxable Value:	$39
Total Assessed Value:	$8,501	Total Assessor Market Value:	$85,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 3 District: 72 Subdivision: GRIFFITHS SUB Sec/Twnship/Range: SEC 09 TWN 38N RNG 14E
Abbreviated Description: OWEN J (GRIFFITHS) SUB OF LAND IN NW NE SEC 09-38-14
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	2,935 SF	Bedrooms:		Pool:	
Building Area:	1826 SF	Baths:		Fireplace:	
Year Built:	1888	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Wood
Number of Units:	2	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+AB	Number of Cars:		A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/03/2020	Sales Price:	$213,200
Document #:	2006308248 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/16/2016	Sales Price:	$213,200
Document #:	1613747114 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/08/2012	Sales Price:	$213,200
Document #:	1231308673 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/13/2008	Sales Price:	$121,600
Document #:	0804408068 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	11/15/2007	Loan Amount:	N/A
Document #:	0731926122 BK-PG -	Loan Type:	Commercial
TD Due Date:	12/01/2037	Type Finance:	

Legal Description:
Lot: 9 Block: 3 Subdivision: OWEN J GRIFFITHS SUBDIVISION Sec/Twnship/Range: NW4NE4 S09T38NR14E 3P

Prior Transfer

Recording Date:	02/21/2006	Sales Price:	$56,000
Document #:	0605233120 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2006		
Document Type:			

Legal Description:
Lot: 9 Block: 3 Subdivision: OWEN J GRIFFITHS SUBDIVISION Sec/Twnship/Range: NE4 S09T38NR14E 3P

Prior Transfer

Recording Date:	02/01/2006	Sales Price:	$56,000
Document #:	605233120 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 3 District: 72 Subdivision: GRIFFITHS SUB Sec/Twnship/Range: SEC 09 TWN 38N RNG 14E
Abbreviated Description: OWEN J (GRIFFITHS) SUB OF LAND IN NW NE SEC 09-38-14
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$4,156,000	Median # of Bedrooms	
Median Lot Size	2,976 SF	Median # of Baths	
Median Living Area	2,116 SF	Median Year Built	1888
Price Range - 2 Yrs	$52,000 to $472,000	Age Range	124 years to 148 years
Median Value	$315,000	Median Age	138 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.44Mi.	**4452 S SHIELDS AVE** **CHICAGO, IL 60609-3634**	05/14/2026	$315,000	$134	2340	8//	1902	2,760 SF	
		APN: 20-04-414-020 Document #: 2613422132 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 10 Block: 9 Subdivision: VAN H HIGGINS SUBDIVISION Sec/Twnship/Range: SE4 S04T38NR14E 3PM Abbreviated Description: Lot:10 Block:9 Subdivision:VAN H HIGGINS SUBDIVISION Sec/Twnship/Range:SE4 S04T38NR14E 3PM								
2	.44Mi.	**4451 S PRINCETON AVE** **CHICAGO, IL 60609-3615**	04/02/2026	$233,000	$171	1360	5//	1889	2,952 SF	
		APN: 20-04-416-009 Document #: 2609216013 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 24 Block: 7 Subdivision: VAN H HIGGINS SUBDIVISION Sec/Twnship/Range: SE4 S04T38NR14E 3PM Abbreviated Description: Lot:24 Block:7 Subdivision:VAN H HIGGINS SUBDIVISION Sec/Twnship/Range:SE4 S04T38NR14E 3PM								
3	.29Mi.	**141 W SWANN ST** **CHICAGO, IL 60609-4604**	03/17/2026	$52,000	$32	1616	6//	1892	2,400 SF	
		APN: 20-04-446-015 Document #: 2607632035 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 32 Block: 2 Subdivision: PROUT AND COLEMAN RESUBDIVISION Sec/Twnship/Range: S04T38NR14E 3PM Abbreviated Description: Lot:32 Block:2 Subdivision:PROUT AND COLEMAN RESUBDIVISION Sec/Twnship/Range:S04T38NR14E 3PM								
4	.57Mi.	**520 W 44TH PL** **CHICAGO, IL 60609-3521**	03/10/2026	$400,000	$136	2922	16//	1878	3,024 SF	
		APN: 20-04-315-041 Document #: 2606910001 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 68 Subdivision: MOODY AND OTHERS SUBDIVISION Sec/Twnship/Range: N2S2NE4NW4 S04T38NR14E 3PM Abbreviated Description: Lot:68 Subdivision:MOODY AND OTHERS SUBDIVISION Sec/Twnship/Range:N2S2NE4NW4 S04T38NR14E 3PM								
5	.06Mi.	**4752 S PRINCETON AVE** **CHICAGO, IL 60609-4543**	01/05/2026	$130,000	$58	2206	9//	1888	2,928 SF	
		APN: 20-09-201-057 Document #: 2600523083 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 4 Block: 3 Subdivision: JAMES GOODSPEEDS SUBDIVISION Sec/Twnship/Range: NW4NE4NE4 S09T38NR14E 3PM Abbreviated Description: Lot:4 Block:3 Subdivision:JAMES GOODSPEEDS SUBDIVISION Sec/Twnship/Range:NW4NE4NE4 S09T38NR14E 3PM								
6	.62Mi.	**4420 S WALLACE ST** **CHICAGO, IL 60609-3533**	12/03/2025	$70,000	$26	2684	12//	1889	3,125 SF	
		APN: 20-04-314-032 Document #: 2533722113 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 9 Subdivision: EBERHARTS SUBDIVISION Sec/Twnship/Range: N2SE4NW4SW4 S04T38NR14E 3PM Abbreviated Description: Lot:9 Subdivision:EBERHARTS SUBDIVISION Sec/Twnship/Range:N2SE4NW4SW4 S04T38NR14E 3PM								
7	.44Mi.	**613 W 46TH PL** **CHICAGO, IL 60609-4402**	12/01/2025	$181,000	$110	1644	10//	1888	2,976 SF	
		APN: 20-04-330-022 Document #: 2533511024 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 48 Subdivision: FISH AND YOUNGS SUBDIVISION Sec/Twnship/Range: S2S2SW4 S04T38NR14E 3PM Abbreviated Description: Lot:48 Subdivision:FISH AND YOUNGS SUBDIVISION Sec/Twnship/Range:S2S2SW4 S04T38NR14E 3PM								
8	.61Mi.	**4419 S WALLACE ST** **CHICAGO, IL 60609-3534**	11/13/2025	$472,000	$177	2652	10//	1883	3,000 SF	
		APN: 20-04-315-008 Document #: 2531724070 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 54 Subdivision: CIRCUIT COURT PARTITION Legal Unit: 2 Sec/Twnship/Range: S2NE4SW4 S04T38NR14E 3PM Abbreviated Description: Lot:54 Subdivision:CIRCUIT COURT PARTITION Legal Unit:2 Sec/Twnship/Range:S2NE4SW4 S04T38NR14E 3PM								
9	.62Mi.	**4407 S WALLACE ST** **CHICAGO, IL 60609-3534**	11/03/2025	$375,000	$184	2028	8//1	1883	3,000 SF	
		APN: 20-04-315-004 Document #: 2530716074								

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Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 50 Subdivision: THE CIRCUIT COURT PARTITION Sec/Twnship/Range: N2S2NE4SW4 S04T38NR14E 3PM Abbreviated Description: Lot:50 Subdivision:THE CIRCUIT COURT PARTITION Sec/Twnship/Range:N2S2NE4SW4 S04T38NR14E 3PM

10	.44Mi.	**4451 S SHIELDS AVE** **CHICAGO, IL 60609-3635**	09/24/2025	$205,000	$134	1520	10//	1888	2,760 SF

APN: 20-04-415-009 Document #: 2526720365
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 24 Block: 8 Subdivision: VAN H HIGGINS SUBDIVISION Legal Unit: 1 Sec/Twnship/Range: SE4 S04T38NR14E 3PM Abbreviated Description: Lot:24 Block:8 Subdivision:VAN H HIGGINS SUBDIVISION Legal Unit:1 Sec/Twnship/Range:SE4 S04T38NR14E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO

11	.43Mi.	**4459 S PRINCETON AVE** **CHICAGO, IL 60609-3615**	09/05/2025	$410,000	$244	1680	8//	1890	2,952 SF

APN: 20-04-416-012 Document #: 2524819126
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 21 Block: 7 Subdivision: VAN H HIGGINS SUBDIVISION Sec/Twnship/Range: SE4 S04T38NR14E 3PM Abbreviated Description: Lot:21 Block:7 Subdivision:VAN H HIGGINS SUBDIVISION Sec/Twnship/Range:SE4 S04T38NR14E 3PM

12	.51Mi.	**4415 S PRINCETON AVE** **CHICAGO, IL 60609-3629**	08/11/2025	$325,000	$131	2470	12//	1878	3,075 SF

APN: 20-04-408-018 Document #: 2522322018
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 29 Block: 2 Subdivision: WALLACES SUBDIVISION Sec/Twnship/Range: W2SE4 S04T38NR14E 3PM Abbreviated Description: Lot:29 Block:2 Subdivision:WALLACES SUBDIVISION Sec/Twnship/Range:W2SE4 S04T38NR14E 3PM

13	.43Mi.	**458 W 45TH PL** **CHICAGO, IL 60609-3551**	07/28/2025	$438,000	$138	3168	16//	1878	3,793 SF

APN: 20-04-323-012 Document #: 2520923053
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 29 Block: 1 Subdivision: BAKERS SUBDIVISION Sec/Twnship/Range: E2N2SE4SW4 S04T38NR14E 3PM Abbreviated Description: Lot:29 Block:1 Subdivision:BAKERS SUBDIVISION Sec/Twnship/Range:E2N2SE4SW4 S04T38NR14E 3PM

14	.18Mi.	**4947 S PRINCETON AVE** **CHICAGO, IL 60609-4508**	06/02/2025	$175,000	$85	2050	16//	1896	3,100 SF

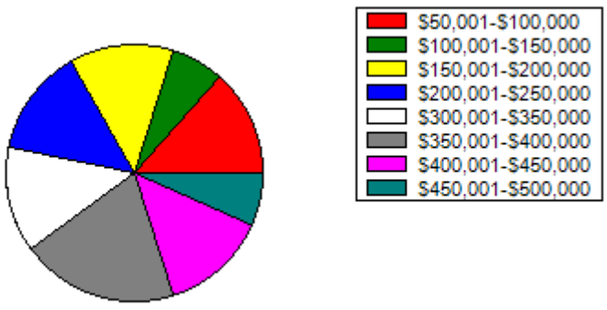
APN: 20-09-212-029 Document #: 2515331022
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 32 Block: 2 Subdivision: EBERHART AND TREATS SUBDIVISION Sec/Twnship/Range: NE4SW4NE4 S09T38NR14E 3PM Abbreviated Description: Lot:32 Block:2 Subdivision:EBERHART AND TREATS SUBDIVISION Sec/Twnship/Range:NE4SW4NE4 S09T38NR14E 3PM

15	.46Mi.	**612 W 46TH PL** **CHICAGO, IL 60609-4401**	05/21/2025	$375,000	$177	2116	8//	1885	2,976 SF

APN: 20-04-328-046 Document #: 2514129088
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 59 Subdivision: FISH AND YOUNGS SUBDIVISION Sec/Twnship/Range: S2S2SW4 S04T38NR14E 3PM Abbreviated Description: Lot:59 Subdivision:FISH AND YOUNGS SUBDIVISION Sec/Twnship/Range:S2S2SW4 S04T38NR14E 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.

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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.	**4818 S PRINCETON AVE**	**02/01/2006**	$85,010	$8,501	1,826	10//	1888	2,935 SF	
0Mi.	**4820 S PRINCETON AVE**	**07/11/1990**	$30,010	$3,001	600	3/1/1	1888	2,935 SF	
0Mi.	**4816 S PRINCETON AVE**						1892		
.01Mi.	**4810 S PRINCETON AVE**	**11/01/2002**	$30,010	$3,001	760	3/2/1	1889	2,935 SF	
.01Mi.	**4822 S PRINCETON AVE**	**11/01/2011**	$49,000	$4,900	1,008	4/2/1	1888	3,720 SF	
.01Mi.	**4808 S PRINCETON AVE**		$52,010	$5,201	1,212	5/2/1	1889	2,935 SF	
.02Mi.	**4806 S PRINCETON AVE**	**08/22/2014**	$52,010	$5,201	1,140	5/2/1	1889	2,935 SF	
.02Mi.	**4824 S PRINCETON AVE**	**01/29/1990**	$79,000	$7,900	950	7/4/1	1971	3,600 SF	
.02Mi.	**4804 S PRINCETON AVE**	**05/03/2022**	$70,010	$7,001	760	5/3/1	1889	2,935 SF	
.02Mi.	**4826 S PRINCETON AVE**	**09/01/2014**	$9,000	$900				3,000 SF	
.03Mi.	**4819 S SHIELDS AVE**	**12/01/2011**	$28,020	$7,005			1985	5,870 SF	
.03Mi.	**4821 S SHIELDS AVE**								
.03Mi.	**4802 S PRINCETON AVE**		$58,000	$5,800	1,408	5/3/1	1888	3,000 SF	
.03Mi.	**4828 S PRINCETON AVE**	**11/26/2014**	$68,000	$6,800	1,000	4/2/1	1971	3,120 SF	
.03Mi.	**4813 S SHIELDS AVE**	**12/01/2011**	$154,984	$38,746			1929	6,250 SF	
.03Mi.	**314 W 48TH PL**								

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	36%

Demographics & Income

Median Age:	36.6 years old	Households:	22,475
Median Household Income:	$51,295	Households w/Family:	60%
Household Income Per Capita:	$24,466	Households w/Family Married:	32%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.12Mi.	**Sherwood Elementary School**	D	Public	PK - 8
Number of Students: 204 Student-Teacher Ratio: 7.85				
1.41Mi.	**Phillips Academy High School**	F	Public	9 - 12
Number of Students: 467 Student-Teacher Ratio: 14.37 Advanced Placement: Yes				

Flood Report

The Subject Property of **4818 S PRINCETON AVE, CHICAGO, IL 60609-4545** 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	113%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	107%	SIMILAR
FORCIBLE RAPE	94%	SIMILAR
MURDER	120%	HIGHER
OVERALL	128%	HIGHER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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