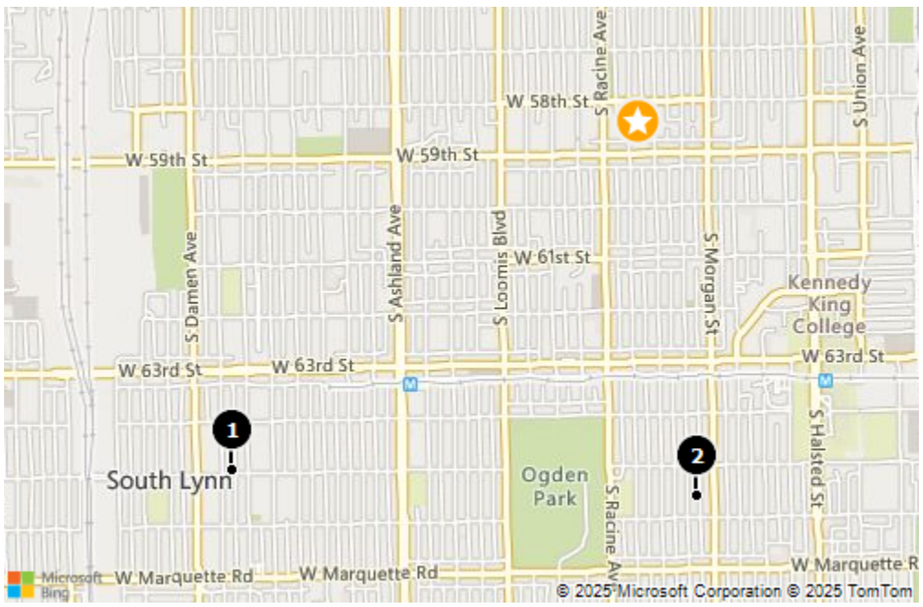
ICE SiteX Report

OrderID: 95636612

SiteX Property Information Report



Subject Property Location

5815 S MAY ST, CHICAGO, IL 60621-1435

County:	**COOK IL**	Census Tract:	170316805.001030
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	20-17-225-036	Thomas Bros Pg-Grid:	

Valuation

Value:	**$499,000**	FSD:	9
Value Range:	$454,090 - $543,910	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	72082
Assd Land Value:	$6,950	Market Land Value:	$69,500	Tax Year:	2023
Assd Improvement:	$19,000	Market Improvment Value:	$190,000	Total Taxable Value:	$5,475
Total Assessed Value:	$25,950	Total Assessor Market Value:	$259,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 72
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:		Baths:	1	Fireplace:	
Year Built:	1971	Partial Baths:		Type Const:	Frame
Number of Buildings:	2	Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Tar&Gravel
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/14/2025	Sales Price:	$420,247
Document #:	2504520294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2022	Sales Price:	N/A
Document #:	2226349008 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/14/2022	Sales Price:	$437,000
Document #:	2201412017 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/27/2021		
Document Type:	Warranty Deed		

Legal Description:
Lot: 20&21 Block: 4 Subdivision: MCCARTHYS SUBDIVISION Sec/Twnship/Range: W2SW4NE4 S17T38NR14E 3PM
Abbreviated Description: PORTION LOT21

Mortgage Record

Recording Date:	09/15/2015	Loan Amount:	N/A
Document #:	1525819061 BK-PG -	Loan Type:	Unknown

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TD Due Date:	07/15/2020	Type Finance:	UNK

Legal Description:
Lot: 20-22 Block: 4 Subdivision: MCCARTHYS SUBDIVISION Sec/Twnship/Range: W2SW4NE4 S17T38NR14E 3PM

Prior Transfer

Recording Date:	04/22/2015	Sales Price:	N/A
Document #:	1511244020 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	04/20/2015		
Document Type:	Quit Claim Deed		

Legal Description:
Lot: 20-22 Block: 4 Subdivision: MCCARTHYS SUBDIVISION Sec/Twnship/Range: W2SW4NE4 S17T38NR14E 3PM

Prior Transfer

Recording Date:	08/02/2012	Sales Price:	$30,000
Document #:	1221504085 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2012		
Document Type:	Deed		

Legal Description:
Lot: 20&21 Block: 4 Subdivision: MCCARTHYS SUBDIVISION Sec/Twnship/Range: W2SW4NE4 S17T38NR14E 3P

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	423 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 72
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$264,000	Median # of Bedrooms	1.5
Median Lot Size	4,663 SF	Median # of Baths	1
Median Living Area	1,206 SF	Median Year Built	1969
Price Range - 2 Yrs	$121,000 to $143,000	Age Range	50 years to 62 years
Median Value	$132,000	Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.29Mi.	**6451 S WINCHESTER AVE CHICAGO, IL 60636-2615**	06/12/2025	$121,000	$96	1260	/3/1	1963	3,075 SF	
		APN: 20-19-209-018 Document #: 2516302217 Document Type: Warranty Deed Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 28 Block: 26 Subdivision: VAILS SUBDIVISION Sec/Twnship/Range: N2 S19T38NR14E 3PM Abbreviated Description: Lot:28 Block:26 Subdivision:VAILS SUBDIVISION Sec/Twnship/Range:N2 S19T38NR14E 3PM								
2	.91Mi.	**6531 S CARPENTER ST CHICAGO, IL 60621-1233**	03/20/2025	$143,000	$124	1152	//1	1975	6,250 SF	
		APN: 20-20-219-011 Document #: 2507902070 Document Type: Warranty Deed Price Code: R Land Use: Townhouse (Residential) Legal: Lot: 13&14 Block: 9 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:13&14 Block:9 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								

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.	**5815 S MAY ST**		$259,500	$25,950		//1	1971		
.01Mi.	**5813 S MAY ST**		$221,510	$22,151		//1	1971		
.24Mi.	**1004 W 57TH ST**		$130,000	$13,000	1,140	//1	1972	4,400 SF	
.25Mi.	**6008 S RACINE AVE**	**02/08/2007**	$59,990	$5,999	2,516	/4/2	1965	3,125 SF	
.25Mi.	**6010 S RACINE AVE**	**06/22/2006**	$59,990	$5,999	2,516	/4/2	1965	3,125 SF	
.36Mi.	**1250 W 61ST ST**	**12/15/2003**	$65,000	$6,500	2,516	/4/2	1965	3,000 SF	
.36Mi.	**1250 W 61ST ST**	**07/18/2007**	$65,000	$6,500	2,516	/4/2	1965	3,000 SF	
.38Mi.	**6016 S ADA ST**		$74,990	$7,499	1,120	/3/1	1964	3,125 SF	
.38Mi.	**6018 S ADA ST**		$79,990	$7,999	1,120	/3/1	1964	3,125 SF	
.41Mi.	**6126 S ELIZABETH ST**	**08/20/2012**	$85,000	$8,500	985	/2/1	1963	5,800 SF	
.41Mi.	**6120 S ELIZABETH ST**	**04/22/1993**	$85,000	$8,500	1,164	/2/1	1963	4,192 SF	
.45Mi.	**1333 W 61ST ST**	**01/28/2008**	$74,990	$7,499	1,190	/3/1	1965	2,863 SF	
.45Mi.	**1335 W 61ST ST**	**05/07/1998**	$75,000	$7,500	1,190	/3/1	1965	3,000 SF	
.58Mi.	**6229 S ADA ST**		$85,000	$8,500	1,190	/3/1	1965	3,120 SF	
.59Mi.	**6231 S ADA ST**	**12/03/2004**	$90,000	$9,000	1,190	/3/1	1965	3,000 SF	
.59Mi.	**6240 S THROOP ST**	**04/30/2002**	$75,000	$7,500	1,190	/3/1	1965	3,120 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

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Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **5815 S MAY ST, CHICAGO, IL 60621-1435** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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