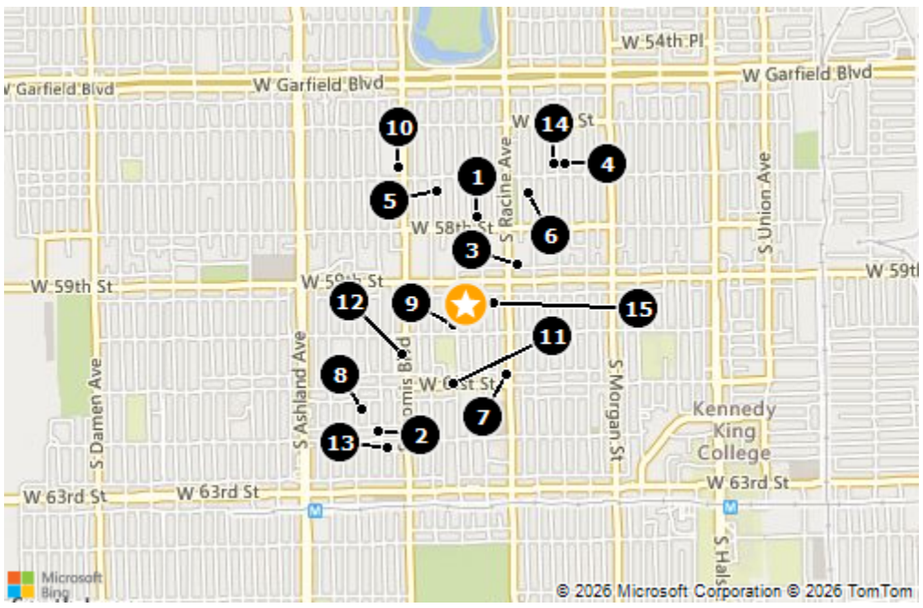
ICE SiteX Report

OrderID: 97573637

SiteX Property Information Report



Subject Property Location

5925 S THROOP ST, CHICAGO, IL 60636-1813

County:	**COOK IL**	Census Tract:	170316709.001007
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-17-306-014	Thomas Bros Pg-Grid:	

Valuation

Value:	**$201,000**	FSD:	46	Common Confidence Score:	14
Value Range:	$108,540 - $293,460	ICE Confidence Score:	54		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	72082
Assd Land Value:	$1,055	Market Land Value:	$10,550	Tax Year:	2023
Assd Improvement:	$10,945	Market Improvment Value:	$109,450	Total Taxable Value:	$848
Total Assessed Value:	$12,000	Total Assessor Market Value:	$120,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13-21 Block: 2 District: 72 Subdivision: JAMES U BORD ENS SECOND ADD SUB Sec/Twnship/Range: SEC 17 TWN 38N RNG 14E
Abbreviated Description: (RESUBDIVISION) OF LTS 13-21 IN BLK 2 OF JAMES U BORD ENS SECOND ADD SUB OF NE NE SW SEC 17-38-14
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	3,516 SF	Bedrooms:		Pool:	
Building Area:	2102 SF	Baths:		Fireplace:	
Year Built:	1911	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Masonry
Number of Units:	2	Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/01/2010	Sales Price:	$10,000
Document #:	1024416026 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/28/2003	Loan Amount:	N/A
Document #:	0314850059 BK-PG -	Loan Type:	Commercial
TD Due Date:	06/01/2010	Type Finance:	

Legal Description:
Lot: 3 Block: 2 Subdivision: JAMES U BORDERNS ADDITION Sec/Twnship/Range: NE4NE4SW4 S17T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS13-21

Prior Transfer

Recording Date:	05/30/1997	Sales Price:	N/A
Document #:	97385387 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/28/1995		
Document Type:			

Legal Description:
Lot: 3 Subdivision: JAMES U BORDENS SECOND ADDITION Sec/Twnship/Range: NE4NE4SW4 S17T38NR14E 3P
Abbreviated Description: LOTS13-21 BLK2

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Prior Transfer

Recording Date:	06/01/1995	Sales Price:	$53,000
Document #:	95352926 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/31/1995		
Document Type:			

Legal Description:
Lot: 3 Subdivision: JAMES U BORDENS SECOND ADDITION Sec/Twnship/Range: NE4NE4SW4 S17T38NR14E 3P
Abbreviated Description: RESUBDIVISION LOTS13-21 BLK2

Prior Transfer

Recording Date:	03/17/1994	Sales Price:	N/A
Document #:	94246226 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Lot: 3 Subdivision: JAMES U BORDENS SECOND ADDITION Sec/Twnship/Range: NE4NE4SW4 S17T38NR14E 3P
Abbreviated Description: LOT 3 IN RESUB L13-21 BLKK 2 JAMES U BORDENS SECOND ADD SUB NE4 NE4 SW4 SEC17 T38N R14E 3P

Prior Transfer

Recording Date:	10/18/1993	Sales Price:	N/A
Document #:	93836186 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/29/1992		
Document Type:			

Legal Description:
Lot: 3 Subdivision: JAMES U BORDENS SECOND ADDITION Sec/Twnship/Range: NE4NE4SW4 S17T38NR14E 3P
Abbreviated Description: LOT 3 RESUB OF LOTS 13 TO 21 IN BLK 2 IN JAMES U BORDEN'S SECOND ADD NE4 NE4 SW4 OF SEC17 T38N R14E

Prior Transfer

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

Legal Description:
Lot: 13-21 Block: 2 District: 72 Subdivision: JAMES U BORD ENS SECOND ADD SUB Sec/Twnship/Range: SEC 17 TWN 38N RNG 14E
Abbreviated Description: (RESUBDIVISION) OF LTS 13-21 IN BLK 2 OF JAMES U BORD ENS SECOND ADD SUB OF NE NE SW SEC 17-38-14
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$3,236,370	Median # of Bedrooms	
Median Lot Size	3,125 SF	Median # of Baths	
Median Living Area	2,448 SF	Median Year Built	1908
Price Range - 2 Yrs	$42,000 to $415,000	Age Range	102 years to 133 years
Median Value	$193,370	Median Age	118 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**5740 S ELIZABETH ST** **CHICAGO, IL 60636-1907**	05/13/2026	$349,000	$167	2088	11//	1908	3,125 SF	
		APN: 20-17-122-040 Document #: 2613325263 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 257 Subdivision: CENTRE AVENUE ADDITION Sec/Twnship/Range: NW4 S17T38NR14E 3PM Abbreviated Description: Lot:257 Subdivision:CENTRE AVENUE ADDITION Sec/Twnship/Range:NW4 S17T38NR14E 3PM								
2	.37Mi.	**6144 S BISHOP ST** **CHICAGO, IL 60636-2326**	05/01/2026	$345,000	$136	2528	9//	1903	3,114 SF	
		APN: 20-17-318-032 Document #: 2612102115 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 1 Block: 10 Subdivision: BELLEVILLE Sec/Twnship/Range: W2SW4 S17T38NR14E 3PM Abbreviated Description: Lot:1 Block:10 Subdivision:BELLEVILLE Sec/Twnship/Range:W2SW4 S17T38NR14E 3PM								
3	.16Mi.	**5837 S RACINE AVE** **CHICAGO, IL 60636-1914**	04/20/2026	$42,000	$25	1672	5//	1893	3,125 SF	
		APN: 20-17-224-005 Document #: 2611020045 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 29 Block: 3 Subdivision: B F JACOBS RESUBDIVISION Sec/Twnship/Range: NE4 S17T38NR14E H3PM Abbreviated Description: Lot:29 Block:3 Subdivision:B F JACOBS RESUBDIVISION Sec/Twnship/Range:NE4 S17T38NR14E H3PM								
4	.42Mi.	**5647 S ABERDEEN ST** **CHICAGO, IL 60621-1521**	02/23/2026	$193,370	$79	2418	12//	1908	3,100 SF	
		APN: 20-17-210-018 Document #: 2605419081 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 30 Block: 2 Subdivision: STODDERS SUBDIVISION Sec/Twnship/Range: NW4NE4 S17T38NR14E 3PM Abbreviated Description: Lot:30 Block:2 Subdivision:STODDERS SUBDIVISION Sec/Twnship/Range:NW4NE4 S17T38NR14E 3PM								
5	.28Mi.	**5711 S ADA ST** **CHICAGO, IL 60636-1831**	02/20/2026	$310,000	$130	2384	6//	1908	3,125 SF	
		APN: 20-17-121-005 Document #: 2605120292 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 156 Subdivision: CENTRE AVENUE ADDITION Sec/Twnship/Range: NW4 S17T38NR14E 3PM Abbreviated Description: Lot:156 Subdivision:CENTRE AVENUE ADDITION Sec/Twnship/Range:NW4 S17T38NR14E 3PM								
6	.31Mi.	**5716 S MAY ST** **CHICAGO, IL 60621-1512**	02/20/2026	$399,000	$150	2652	7//	1903	3,750 SF	
		APN: 20-17-216-007 Document #: 2605131015 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 6 Block: 2 Subdivision: JOHN FLAHERTYS RESUBDIVISION Sec/Twnship/Range: W2SW4NE4 S17T38NR14E 3PM Abbreviated Description: Lot:6 Block:2 Subdivision:JOHN FLAHERTYS RESUBDIVISION Sec/Twnship/Range:W2SW4NE4 S17T38NR14E 3PM								
7	.19Mi.	**6046 S RACINE AVE** **CHICAGO, IL 60636-1918**	01/30/2026	$120,000	$48	2478	7//	1895	3,875 SF	
		APN: 20-17-315-039 Document #: 2603002032 Document Type: Price Code: R Land Use: Apartments (generic)								

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Legal: Lot: 1 Block: 1 Subdivision: STAPLES SUBDIVISION Sec/Twnship/Range: SE4NE4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:1 Block:1 Subdivision:STAPLES SUBDIVISION Sec/Twnship/Range:SE4NE4SW4 S17T38NR14E 3PM

8	.35Mi.	**6123 S LAFLIN ST** **CHICAGO, IL 60636-2331**	01/26/2026	$135,000	$55	2448	10//	1910	3,720 SF

APN: 20-17-318-010 Document #: 2602610070
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 27&28 Block: 10 Subdivision: BELLEVILLE Sec/Twnship/Range: W2SW4 S17T38NR14E 3PM Abbreviated Description: Lot:27&28 Block:10 Subdivision:BELLEVILLE Sec/Twnship/Range:W2SW4 S17T38NR14E 3PM

9	.05Mi.	**5946 S THROOP ST** **CHICAGO, IL 60636-1814**	01/20/2026	$245,000	$135	1812	12//	1897	3,125 SF

APN: 20-17-305-040 Document #: 2602024150
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 23 Block: 2 Subdivision: JAMES U BORDENS SUBDIVISION Sec/Twnship/Range: NW4NW4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:23 Block:2 Subdivision:JAMES U BORDENS SUBDIVISION Sec/Twnship/Range:NW4NW4SW4 S17T38NR14E 3PM

10	.38Mi.	**5642 S LOOMIS BLVD** **CHICAGO, IL 60636-1420**	01/02/2026	$352,000	$139	2524	13//	1918	3,125 SF

APN: 20-17-111-040 Document #: 2600232031
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 18 Block: 4 Subdivision: SNOW AND DICKINSONS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range: W2NW4 S17T38NR14E 3PM Abbreviated Description: Lot:18 Block:4 Subdivision:SNOW AND DICKINSONS GARFIELD BOULEVARD ADDITION Sec/Twnship/Range:W2NW4 S17T38NR14E 3PM

11	.19Mi.	**6058 S THROOP ST** **CHICAGO, IL 60636-1816**	12/31/2025	$415,000	$74	5546	22//	1924	6,250 SF

APN: 20-17-313-020 Document #: 2536510002
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 23&24 Block: 1 Subdivision: HERRINGS SUBDIVISION Sec/Twnship/Range: SW4NE4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:23&24 Block:1 Subdivision:HERRINGS SUBDIVISION Sec/Twnship/Range:SW4NE4SW4 S17T38NR14E 3PM

12	.2Mi.	**6020 S LOOMIS BLVD** **CHICAGO, IL 60636-1808**	12/19/2025	$65,000	$25	2587	12//	1898	3,000 SF

APN: 20-17-311-025 Document #: 2535322126
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 9 Subdivision: BELLS SUBDIVISION Sec/Twnship/Range: E2SE4NW4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:9 Subdivision:BELLS SUBDIVISION Sec/Twnship/Range:E2SE4NW4SW4 S17T38NR14E 3PM

13	.4Mi.	**1425 W 62ND ST** **CHICAGO, IL 60636-2318**	11/28/2025	$115,000	$30	3768	9//	1908	2,808 SF

APN: 20-17-328-001 Document #: 2533222047
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 24 Subdivision: D W BAKERS SUBDIVISION Sec/Twnship/Range: SE4SE4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:24 Subdivision:D W BAKERS SUBDIVISION Sec/Twnship/Range:SE4SE4SW4 S17T38NR14E 3PM

14	.4Mi.	**5644 S ABERDEEN ST** **CHICAGO, IL 60621-1522**	11/04/2025	$75,000	$37	2018	10//	1898	3,125 SF

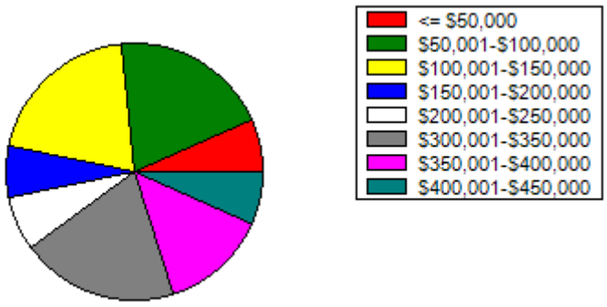
APN: 20-17-209-041 Document #: 2530822101
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 19 Block: 4 Subdivision: SNYDACKERS SUBDIVISION Sec/Twnship/Range: W2NW4NE4 S17T38NR14E 3PM Abbreviated Description: Lot:19 Block:4 Subdivision:SNYDACKERS SUBDIVISION Sec/Twnship/Range:W2NW4NE4 S17T38NR14E 3PM

15	.06Mi.	**5915 S ELIZABETH ST** **CHICAGO, IL 60636-1908**	10/30/2025	$76,000	$64	1184	7//	1908	3,125 SF

APN: 20-17-307-011 Document #: 2530302217
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 13 Block: 1 Subdivision: JAMES U BORDENS 2ND ADDITION Sec/Twnship/Range: NE4NE4SW4 S17T38NR14E 3PM Abbreviated Description: Lot:13 Block:1 Subdivision:JAMES U BORDENS 2ND ADDITION Sec/Twnship/Range:NE4NE4SW4 S17T38NR14E 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.	**5925 S THROOP ST**		$120,000	$12,000	2,102	8//	1911	3,516 SF	
.01Mi.	**5927 S THROOP ST**	**11/26/2024**	$170,000	$17,000	2,096	10//	1911	3,516 SF	
.01Mi.	**5921 S THROOP ST**	**06/01/2002**	$120,000	$12,000	2,042	8//	1911	3,516 SF	
.01Mi.	**5929 S THROOP ST**	**11/21/2024**	$120,000	$12,000	2,102	6//	1909	3,516 SF	
.01Mi.	**5917 S THROOP ST**		$120,000	$12,000	2,105	11//	1910	3,516 SF	
.02Mi.	**5915 S THROOP ST**		$91,010	$9,101	2,029	8/4/2	1903	3,125 SF	
.02Mi.	**5931 S THROOP ST**	**06/04/2020**	$120,000	$12,000	2,102	11//	1910	3,516 SF	
.02Mi.	**5935 S THROOP ST**	**11/01/2006**	$120,000	$12,000	2,102	9//	1913	3,516 SF	
.03Mi.	**5939 S THROOP ST**		$130,000	$13,000	2,102	10//	1910	3,516 SF	
.03Mi.	**5920 S ELIZABETH ST**	**11/04/1992**	$75,010	$7,501	1,512	7/4/2	1904	3,125 SF	
.03Mi.	**5922 S ELIZABETH ST**	**02/01/2007**	$9,380	$938				3,125 SF	
.03Mi.	**5918 S ELIZABETH ST**	**04/01/2019**	$150,000	$15,000	2,514	11//	1909	4,687 SF	
.03Mi.	**5926 S ELIZABETH ST**	**06/29/2022**	$190,000	$19,000	4,464	9//	1916	4,687 SF	
.03Mi.	**5914 S ELIZABETH ST**		$72,000	$7,200	1,764	7/4/1	1906	4,687 SF	
.03Mi.	**5932 S ELIZABETH ST**	**04/24/2023**	$350,000	$35,000	2,549	13//	1909	4,312 SF	
.03Mi.	**1253 W 59TH ST**	**06/07/2023**					1980	15,000 SF	

Rent vs. Own

Households Occupied by Renters:	41%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	41.1 years old	Households:	11,628
Median Household Income:	$38,626	Households w/Family:	57%
Household Income Per Capita:	$18,289	Households w/Family Married:	18%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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
0.11Mi.	**Langford A. Elementary School** Number of Students: 181 Student-Teacher Ratio: 9.4	D	Public	KG - 8
0.95Mi.	**Hope College Preparatory High School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 12

Flood Report

The Subject Property of **5925 S THROOP ST, CHICAGO, IL 60636-1813** 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	130%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	39%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	144%	NOTABLY HIGHER
FORCIBLE RAPE	84%	LOWER
MURDER	112%	HIGHER
OVERALL	144%	NOTABLY 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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