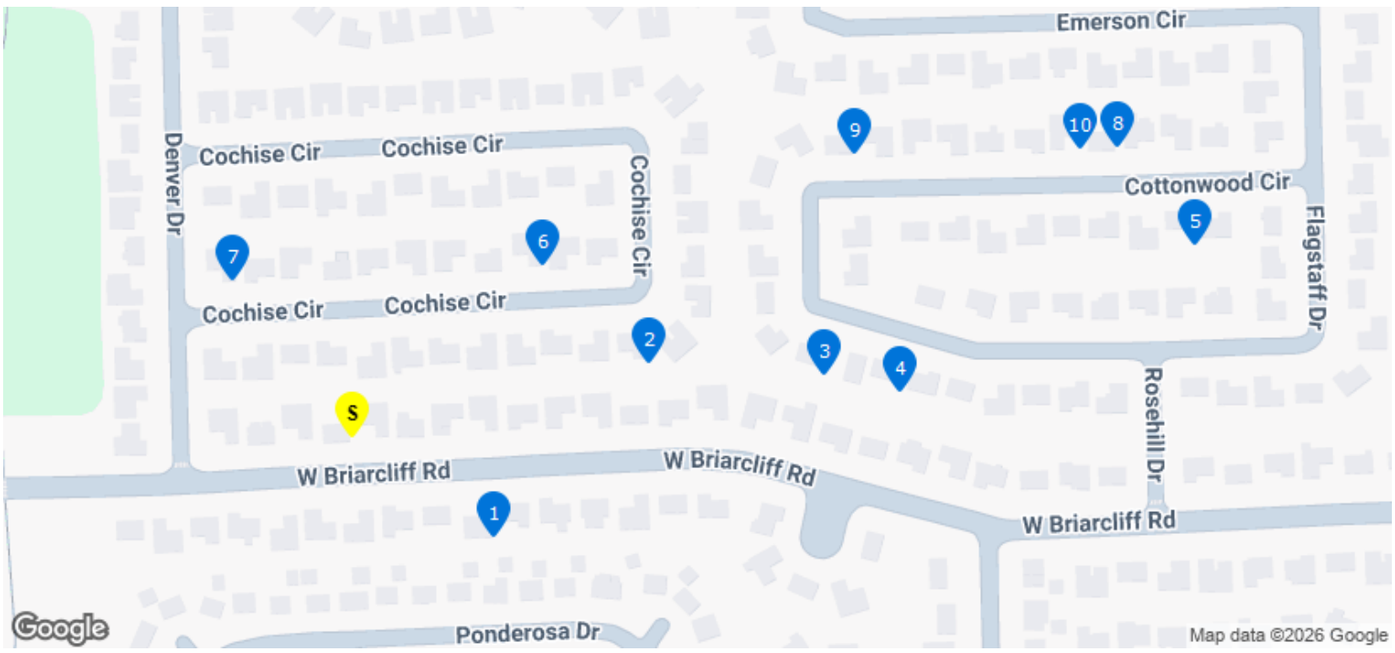
ICE SiteX Report

OrderID: 98815524

SiteX Property Information Report



Subject Property Location

640 W BRIARCLIFF RD, BOLINGBROOK, IL 60440-2631

County:	**WILL IL**	Census Tract:	8801.06
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-02-09-421-074	Thomas Bros Pg-Grid:	

Valuation

Value:	**$370,000**	FSD:	11	Common Confidence Score:	69
Value Range:	$329,300 - $410,700	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1214
Assd Land Value:	$22,045	Market Land Value:	$66,135	Tax Year:	2025
Assd Improvement:	$82,711	Market Improvment Value:	$248,133	Total Taxable Value:	$8,671
Total Assessed Value:	$104,756	Total Assessor Market Value:	$314,268	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 74 Block: 30 Subdivision: INDIAN OAKS Legal Unit: 7 Sec/Twnship/Range: SEC 09 TWN 37N RNG 10E

Abbreviated Description:	LOT 74 BLOCK 30 IN INDIAN OAKS, UNIT 7, BEING A SUB OF PRT OF THE W1/2 OF THE SW1/4 OF SEC 9, T37N-R10E.
City/Muni/Twp:	DUPAGE

Property Characteristics

Lot Size:	7,157 SF	Bedrooms:	3	Pool:	
Building Area:	1671 SF	Baths:		Fireplace:	
Year Built:	1974	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (Alum/Vinyl)
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:	Raised Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/02/2025	Sales Price:	$198,050
Document #:	R2025022784 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	12/06/2022	Sales Price:	$198,050
Document #:	R2022085419 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/08/2019	Sales Price:	$198,050
Document #:	R2019001182 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/19/2018	Sales Price:	$198,050
Document #:	R2018049730 BK-PG -	Type of Sale:	

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Document Type:	Assignment
Legal Description:	

Prior Transfer

Recording Date:	12/15/2015	Sales Price:	$198,050
Document #:	R15106911 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/09/2014	Sales Price:	N/A
Document #:	R14079218 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/09/2014	Sales Price:	N/A
Document #:	R14079217 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	01/14/2014	Sales Price:	$198,050
Document #:	R14004186 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/16/2012	Sales Price:	$198,050
Document #:	R12115064 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	08/14/2006	Loan Amount:	N/A
Document #:	R2006135631 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	05/25/2006		
TD Due Date:	06/01/2036	Type Finance:	
Legal Description:			

Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Prior Transfer

Recording Date:	08/14/2006	Sales Price:	N/A
Document #:	R2006135630 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/25/2006		
Document Type:	Deed		
Legal Description:			

Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	$173,565
Document #:	R06105740 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Prior Transfer

Recording Date:	03/24/2005	Sales Price:	$145,500
Document #:	R05048766 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	02/25/2005	Loan Amount:	N/A
Document #:	R2005033184 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	02/04/2005		
TD Due Date:	03/01/2035	Type Finance:	ADJ
Legal Description:			

Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Prior Transfer

Recording Date:	02/25/2005	Sales Price:	$183,000
Document #:	R2005033183 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/04/2005		
Document Type:	Deed		
Legal Description:			

Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Mortgage Record

Recording Date:	12/05/2003	Loan Amount:	N/A
Document #:	R2003296347 BK-PG -	Loan Type:	Non Purchase Money Loan
Contract Date:	10/31/2003		
TD Due Date:	12/01/2033	Type Finance:	
Legal Description:			

Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

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Prior Transfer

Recording Date:	12/05/2003	Sales Price:	$150,000
Document #:	R2003296346 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/31/2003		
Document Type:	Deed		

Legal Description:
Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Prior Transfer

Recording Date:	10/01/2003	Sales Price:	$150,000
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 30 Subdivision: INDIAN OAKS Legal Unit: 7 Sec/Twnship/Range: SEC 09 TWN 37N RNG 10E
Abbreviated Description: LOT 74 BLOCK 30 IN INDIAN OAKS, UNIT 7, BEING A SUB OF PRT OF THE W1/2 OF THE SW1/4 OF SEC 9, T37N-R10E.
City/Muni/Twp: DUPAGE

Prior Transfer

Recording Date:	11/10/1998	Sales Price:	N/A
Document #:	R98-134512 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	10/08/1998		
Document Type:	Deed		

Legal Description:
Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Prior Transfer

Recording Date:	09/23/1998	Sales Price:	$126,732
Document #:	R98-112378 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	09/10/1998		
Document Type:	Deed		

Legal Description:
Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P

Prior Transfer

Recording Date:	10/26/1994	Sales Price:	$111,000
Document #:	R94-098533 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/14/1994		
Document Type:	Deed		

Legal Description:
Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P
Abbreviated Description: LOT 74 IN BLK 30 IN INDIAN OAKS UNIT 7 W2 SW4 OF SEC09 T37N R10E 3P

Mortgage Record

Recording Date:	10/26/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/14/1994		
TD Due Date:	11/01/2024	Type Finance:	VAR

Legal Description:
Block: 30 Subdivision: INDIAN OAKS UNIT 7 Sec/Twnship/Range: W2SW4 S09T37NR10E 3P
Abbreviated Description: LOT 74 IN BLK 30 IN INDIAN OAKS UNIT 7 W2 SW4 OF SEC09 T37N R10E 3P

Area Sales Analysis

Total Area Sales	$3,500,000	Median # of Bedrooms	3
Median Lot Size	7,269 SF	Median # of Baths	
Median Living Area	1,671 SF	Median Year Built	1973
Price Range - 2 Yrs	$317,000 to $375,000	Age Range	51 years to 53 years
Median Value	$350,000	Median Age	53 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**625 W BRIARCLIFF RD** **BOLINGBROOK, IL 60440-2630**	10/16/2026	$350,000	$211	1656	/4/	1974	7,817 SF	

APN: 12-02-09-423-010 Document #: R2026064368
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 29 Subdivision: INDIAN OAKS Legal Unit: 7 MapRef: DOC R73-11428 Sec/Twnship/Range: SE4 S09T37NR10E 3PM Abbreviated Description: Lot:10 Block:29 Subdivision:INDIAN OAKS Legal Unit:7 Map Ref:DOC R73-11428Sec/Twnship/Range:SE4 S09T37NR10E 3PM

2	.15Mi.	**129 SPRINGLEAF DR** **BOLINGBROOK, IL 60440-2724**	10/13/2026	$322,000	$268	1200	/3/	1971	6,313 SF	

APN: 12-02-16-208-019 Document #: R2026063278
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 135 Subdivision: SUGARBROOK UNIT 5 MapRef: DOC R71-2169 Sec/Twnship/Range: S16T37NR10E 3PM Abbreviated Description: Lot:135 Subdivision:SUGARBROOK UNIT 5 Map Ref:DOC R71-2169Sec/Twnship/Range:S16T37NR10E 3PM

3	.2Mi.	**132 GARDEN DR** **BOLINGBROOK, IL 60440-2616**	10/08/2026	$315,000	$311	1014	/3/	1971	6,297 SF	

APN: 12-02-16-102-055 Document #: R2026062791
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 86 Subdivision: CINNAMON CREEK UNIT 2 MapRef: DOC R71-5666 Sec/Twnship/Range: S16T37R10E Abbreviated Description: Lot:86 Subdivision:CINNAMON CREEK UNIT 2 Map Ref:DOC R71-5666Sec/Twnship/Range:S16T37R10E

4	.21Mi.	**205 YELLOW PINE DR** **BOLINGBROOK, IL 60440-1748**	10/16/2026	$352,000	$200	1760	/3/	1976	10,780 SF	

APN: 12-02-09-419-024 Document #: R2026064409
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 28 Block: 33 Subdivision: INDIANOAKS UNIT 8 MapRef: DOC 74-27759 Sec/Twnship/Range: S09T37NR10E 3PM Abbreviated Description: Lot:28 Block:33 Subdivision:INDIANOAKS UNIT 8 Map Ref:DOC 74-27759Sec/Twnship/Range:S09T37NR10E 3PM City/Muni/Twp:BOLINGBROOK City/Muni/Twp: BOLINGBROOK

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5	.25Mi.	**140 TAMARACK DR** **BOLINGBROOK, IL 60440-2743**	09/30/2026	$260,000	$215	1210	//	1970	7,614 SF

APN: 12-02-16-202-008 Document #: R2026060778
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 6 Block: 20 Subdivision: INDIAN OAKS Legal Unit: 4 MapRef: DOC R69-15021 Sec/Twnship/Range: S09&S16 T37NR10E 3PM Abbreviated Description: Lot:6 Block:20 Subdivision:INDIAN OAKS Legal Unit:4 Map Ref:DOC R69-15021Sec/Twnship/Range:S09&S16 T37NR10E 3PM

6	.25Mi.	**144 GARDEN DR** **BOLINGBROOK, IL 60440-2616**	08/13/2026	$309,000	$261	1183	/3/	1971	6,060 SF

APN: 12-02-16-102-067 Document #: R2026050397
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 81 Subdivision: CINNAMON CREEK UNIT NO 2 MapRef: DOC R71-5666 Sec/Twnship/Range: S16T37NR10E 3PM Abbreviated Description: Lot:81 Subdivision:CINNAMON CREEK UNIT NO 2 Map Ref:DOC R71-5666Sec/Twnship/Range:S16T37NR10E 3PM City/Muni/Twp:BOLINGBROOK City/Muni/Twp: BOLINGBROOK

7	.27Mi.	**200 HAMPDON CT** **BOLINGBROOK, IL 60440-2714**	07/17/2026	$333,999	$248	1348	/3/		10,102 SF

APN: 12-02-16-209-048 Document #: R2026043917
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: SUGARBROOK UNIT NO 5 Sec/Twnship/Range: S16T37NR10E 3PM Abbreviated Description: Lot:87 Subdivision:SUGARBROOK UNIT NO 5 Sec/Twnship/Range:S16T37NR10E 3PM City/Muni/Twp:BOLINGBROOK City/Muni/Twp: BOLINGBROOK

8	.28Mi.	**527 COTTONWOOD CIR** **BOLINGBROOK, IL 60440-2677**	10/13/2026	$360,000	$215	1671	/3/	1973	7,146 SF

APN: 12-02-09-415-009 Document #: R2026063443
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15 Block: 24 Subdivision: INDIAN OAKS UNIT 6 MapRef: DOC R72-22795 Sec/Twnship/Range: SE4NE4 S16T37NR10E 3PM Abbreviated Description: Lot:15 Block:24 Subdivision:INDIAN OAKS UNIT 6 Map Ref:DOC R72-22795Sec/Twnship/Range:SE4NE4 S16T37NR10E 3PM

9	.29Mi.	**526 COTTONWOOD CIR** **BOLINGBROOK, IL 60440-2653**	08/04/2026	$330,000	$140	2355	/3/	1973	7,287 SF

APN: 12-02-09-402-043 Document #: R2026047746
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 23 Subdivision: INDIAN OAKS UNIT 6 MapRef: DOC R72-22795 Sec/Twnship/Range: E2SE4 S09T37NR10E 3PM Abbreviated Description: Lot:37 Block:23 Subdivision:INDIAN OAKS UNIT 6 Map Ref:DOC R72-22795Sec/Twnship/Range:E2SE4 S09T37NR10E 3PM

10	.34Mi.	**237 WINDSOR DR** **BOLINGBROOK, IL 60440-1746**	09/10/2026	$385,000	$230	1671	/3/	1975	SF

APN: 12-02-09-427-020 Document #: R2026056576
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: 35 Subdivision: INDIAN OAKS UNIT 8 MapRef: DOC R74-27759 Sec/Twnship/Range: S09T37NR10E 3PM Abbreviated Description: Lot:23 Block:35 Subdivision:INDIAN OAKS UNIT 8 Map Ref:DOC R74-27759Sec/Twnship/Range:S09T37NR10E 3PM

11	.36Mi.	**252 YELLOW PINE DR** **BOLINGBROOK, IL 60440-1749**	07/28/2026	$300,000	$208	1441	/3/	1976	7,455 SF

APN: 12-02-09-426-006 Document #: R2026046029
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 4 Block: 34 Subdivision: INDIAN OAKS UNIT NO 8 MapRef: DOC R74-27759 Sec/Twnship/Range: S09T37NR10E 3PM Abbreviated Description: Lot:4 Block:34 Subdivision:INDIAN OAKS UNIT NO 8 Map Ref:DOC R74-27759Sec/Twnship/Range:S09T37NR10E 3PM

12	.37Mi.	**536 PRINCETON DR** **BOLINGBROOK, IL 60440-2757**	08/18/2026	$305,000	$271	1125	/3/	1977	4,959 SF

APN: 12-02-16-206-027 Document #: R2026051204
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Block: 2 Subdivision: HUDEK FARM MapRef: DOC R76-25130 Sec/Twnship/Range: S16T37NR10E 3PM Abbreviated Description: Lot:29 Block:2 Subdivision:HUDEK FARM Map Ref:DOC R76-25130Sec/Twnship/Range:S16T37NR10E 3PM

13	.38Mi.	**224 FOXHEAD CT** **BOLINGBROOK, IL 60440-5740**	10/19/2026	$213,000	$220	968	/2/	1971	SF

APN: 12-02-09-407-003 Document #: R2026064527
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: INDIAN OAKS LOTS 1 8 Legal Unit: 15 MapRef: MB 37 PG 1038 Sec/Twnship/Range: E2SE4 S09T37NR10E 3PM Abbreviated Description: Subdivision:INDIAN OAKS LOTS 1 8 Legal Unit:15 Map Ref:MB 37 PG 1038Sec/Twnship/Range:E2SE4 S09T37NR10E 3PM

14	.38Mi.	**212 N ORCHARD DR** **BOLINGBROOK, IL 60440-6159**	10/07/2026	$465,500	$288	1614	//	2003	8,750 SF

APN: 12-02-09-309-013 Document #: R2026062334
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 242 Subdivision: LAKEWOOD RIDGE UNIT 2 MapRef: DOC R2002-140198 Sec/Twnship/Range: SE4SW4 S09T37NR10E 3PM Abbreviated Description: Lot:242 Subdivision:LAKEWOOD RIDGE UNIT 2 Map Ref:DOC R2002-140198Sec/Twnship/Range:SE4SW4 S09T37NR10E 3PM

15	.38Mi.	**100 SHADY LN** **BOLINGBROOK, IL 60440-1616**	09/03/2026	$385,000	$446	864	/3/	1973	10,236 SF

APN: 12-02-16-109-018 Document #: R2026055081
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39 Subdivision: SCHOOL TRUSTEES SUBDIVISION MapRef: DOC R72-23434 Sec/Twnship/Range: S16T37NR10E 3PM Abbreviated Description: Lot:39 Subdivision:SCHOOL TRUSTEES SUBDIVISION Map Ref:DOC R72-23434Sec/Twnship/Range:S16T37NR10E 3PM

16	.38Mi.	**520 CUMBERLAND LN** **BOLINGBROOK, IL 60440-2749**	07/09/2026	$340,000	$212	1600	//	1970	7,876 SF

APN: 12-02-16-204-022 Document #: R2026041962
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 23 Block: 18 Subdivision: INDIAN OAKS UNIT NO 4 MapRef: DOC R69-15021 Sec/Twnship/Range: S09&S16 T37N&R10E 3PM Abbreviated Description: Lot:23 Block:18 Subdivision:INDIAN OAKS UNIT NO 4 Map Ref:DOC R69-15021Sec/Twnship/Range:S09&S16 T37N&R10E 3PM

17	.43Mi.	**227 D ELKHORN CT** **BOLINGBROOK, IL 60440-5737**	08/03/2026	$213,100	$219	971	/3/	1972	SF

APN: 12-02-09-409-016 Document #: R2026047316
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Block: 3 Subdivision: COURT HOMES OF INDIAN OAKS Legal Unit: 60 MapRef: DOC R71-3U59 Sec/Twnship/Range: E2SE4 S09T37NR10E 3PM Abbreviated Description: Block:3 Subdivision:COURT HOMES OF INDIAN OAKS Legal Unit:60 Map Ref:DOC R71-3U59Sec/Twnship/Range:E2SE4 S09T37NR10E 3PM City/Muni/Twp:BOLINGBROOK City/Muni/Twp: BOLINGBROOK

18	.45Mi.	**217 S ORCHARD DR** **BOLINGBROOK, IL 60440-2623**	08/05/2026	$245,000	$243	1008	/3/	1972	6,453 SF

APN: 12-02-16-107-023 Document #: R2026048237
Document Type: Warranty Deed Price Code: A

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Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: CINNAMON CREEK UNIT NO 2 Phase No: 2 MapRef: DOC R71-5668 Sec/Twnship/Range: S16T37NR10E 3PM Abbreviated Description: Lot:45 Subdivision:CINNAMON CREEK UNIT NO 2 Phase No:2 Map Ref:DOC R71-5668Sec/Twnship/Range:S16T37NR10E 3PM

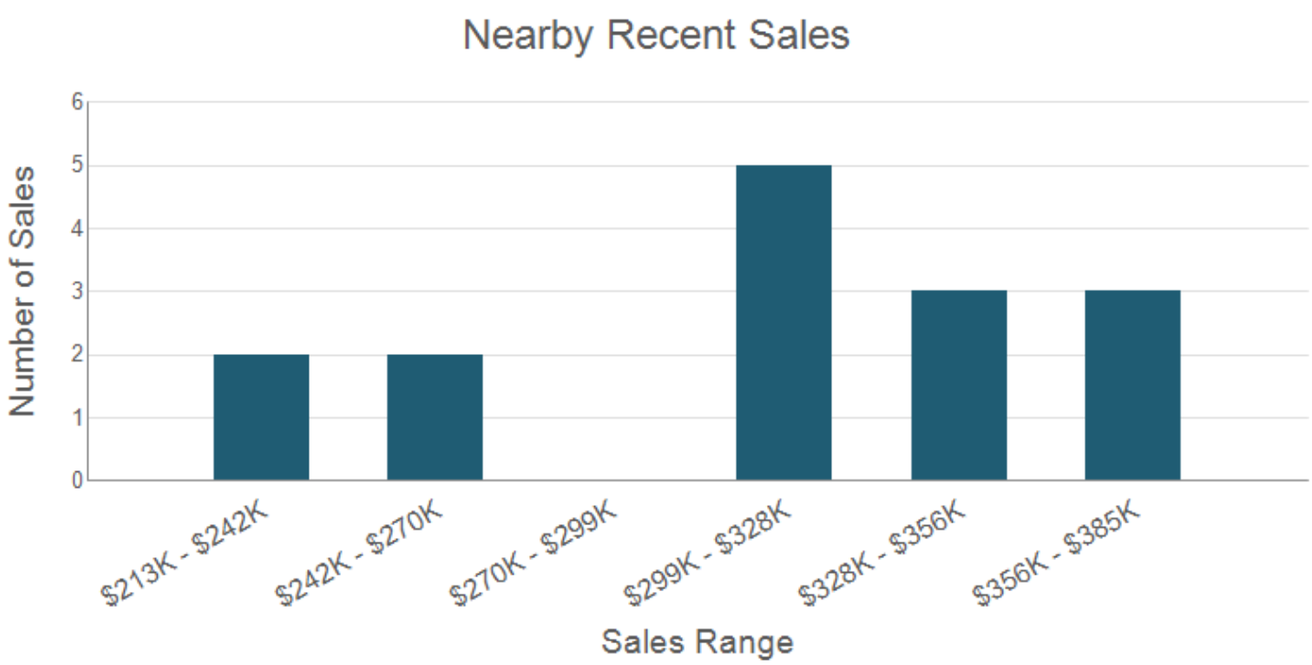
19	.45Mi.	**228 DAKOTA CT** **BOLINGBROOK, IL 60440-5725**	07/22/2026	$231,000	$292	790	/3/	1972	SF

APN: 12-02-09-410-005 Document #: R2026045004
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Subdivision: THE COURTHOMES OF INDIAN OAKS CONDOMINIUMS Legal Unit: 69 MapRef: DOC R71-31159 Sec/Twnship/Range: E2SE4 S09T37NR10E 3PM Abbreviated Description: Subdivision:THE COURTHOMES OF INDIAN OAKS CONDOMINIUMS Legal Unit:69 Map Ref:DOC R71-31159Sec/Twnship/Range:E2SE4 S09T37NR10E 3PM

20	.46Mi.	**229 N SCHMIDT RD** **BOLINGBROOK, IL 60440-2634**	10/01/2026	$245,000	$234	1045	//	1972	7,214 SF

APN: 12-02-09-404-015 Document #: R2026061284
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 21 Block: 27 Subdivision: INDIAN OAKS PERTY UNIT NO 5 MapRef: DOC R71-24715 Sec/Twnship/Range: E2SE4 S09T37NR10E 3PM Abbreviated Description: Lot:21 Block:27 Subdivision:INDIAN OAKS PERTY UNIT NO 5 Map Ref:DOC R71-24715Sec/Twnship/Range:E2SE4 S09T37NR10E 3PM

Comparable Sales Chart



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.	**640 W BRIARCLIFF RD**	**08/14/2006**	$314,268	$104,756	1,671	/3/	1974	7,157 SF	
.01Mi.	**644 W BRIARCLIFF RD**	**09/21/2021**	$343,215	$114,405	1,656	/4/	1974	7,157 SF	
.01Mi.	**636 W BRIARCLIFF RD**	**03/02/2026**	$325,584	$108,528	1,656	/4/	1975	7,127 SF	
.02Mi.	**607 COCHISE CIR**	**11/04/2024**	$342,537	$114,179	2,220	/3/	1974	7,213 SF	
.02Mi.	**605 COCHISE CIR**	**06/02/2006**	$316,545	$105,515	1,671	/3/	1974	7,228 SF	
.02Mi.	**609 COCHISE CIR**	**04/03/1992**	$325,584	$108,528	1,656	/4/	1974	7,213 SF	
.02Mi.	**648 W BRIARCLIFF RD**	**12/10/2019**	$315,918	$105,306	1,671	/3/	1974	7,157 SF	
.02Mi.	**632 W BRIARCLIFF RD**	**06/28/2022**	$315,402	$105,134	1,671	/3/	1974	7,157 SF	
.03Mi.	**603 COCHISE CIR**	**10/13/1995**	$310,164	$103,388	1,656	/4/	1974	7,228 SF	
.03Mi.	**611 COCHISE CIR**	**04/13/2026**	$349,887	$116,629	2,355	/3/	1974	7,228 SF	
.04Mi.	**637 W BRIARCLIFF RD**	**11/17/1994**	$325,584	$108,528	1,656	/4/	1974	7,695 SF	
.04Mi.	**641 W BRIARCLIFF RD**	**03/22/1995**	$352,155	$117,385	2,355	/3/	1974	7,698 SF	
.04Mi.	**628 W BRIARCLIFF RD**	**01/24/2024**	$349,887	$116,629	2,355	/3/	1974	7,157 SF	
.04Mi.	**652 W BRIARCLIFF RD**	**10/01/2003**	$328,404	$109,468	1,656	/4/	1974	8,596 SF	
.04Mi.	**633 W BRIARCLIFF RD**	**09/13/2023**	$352,716	$117,572	2,220	/3/	1974	7,917 SF	
.04Mi.	**645 W BRIARCLIFF RD**	**12/05/2017**	$360,015	$120,005	1,656	/4/	1974	7,709 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	73%

ICE SiteX Report

OrderID: 98815524

Demographics & Income

Median Age:	37.3 years old	Households:	17,190
Median Household Income:	$85,322	Households w/Family:	73%
Household Income Per Capita:	$34,153	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Valley View Community Unit School District 365u	Students:	14,710
Number of Schools:	20	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.44Mi.	**Oak View Elementary School** Number of Students: 636 Student-Teacher Ratio: 14.62	C+	Public	KG - 5
0.76Mi.	**Brooks Middle School** Number of Students: 850 Student-Teacher Ratio: 10.24	B-	Public	6 - 8
0.73Mi.	**Bolingbrook High School** Number of Students: 3,298 Student-Teacher Ratio: 13.37 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **640 W BRIARCLIFF RD, BOLINGBROOK, IL 60440-2631** 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	110%	HIGHER
BURGLARY	98%	SIMILAR
MOTOR VEHICLE THEFT	97%	SIMILAR
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	60%	NOTABLY LOWER
FORCIBLE RAPE	106%	SIMILAR
MURDER	92%	SIMILAR
OVERALL	80%	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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