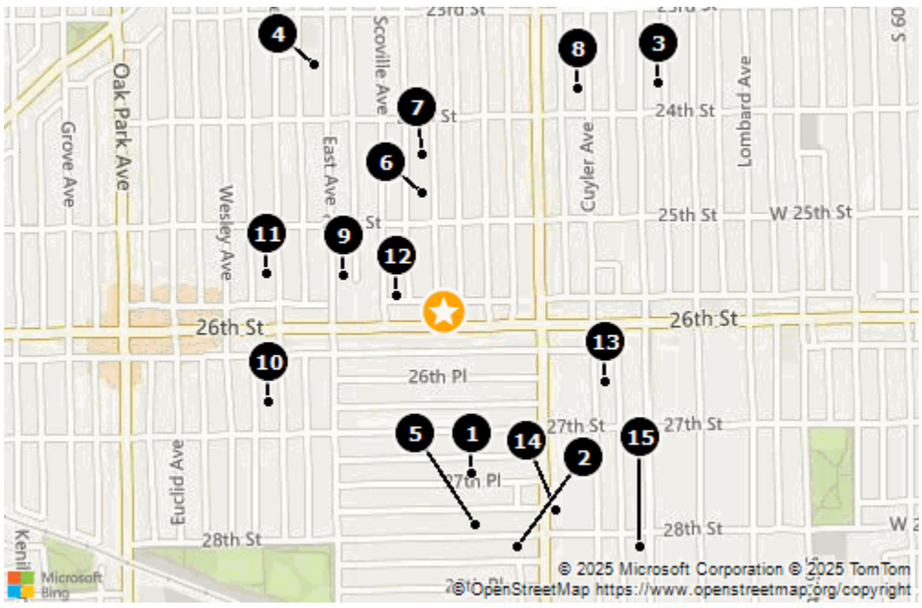
ICE SiteX Report

OrderID: 95219234

SiteX Property Information Report



Subject Property Location

6445 26TH ST, BERWYN, IL 60402-2634

County:	**COOK IL**	Census Tract:	170318151.003028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16-30-230-032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$349,000**	FSD:	25
Value Range:	$261,750 - $436,250	Confidence Score:	75

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	11002
Assd Land Value:	$5,631	Market Land Value:	$56,310	Tax Year:	2023
Assd Improvement:	$24,368	Market Improvment Value:	$243,680	Total Taxable Value:	$10,724
Total Assessed Value:	$29,999	Total Assessor Market Value:	$299,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 11 Sec/Twnship/Range: SEC 30 TWN 39N RNG 13E
City/Muni/Twp: BERWYN

Property Characteristics

Lot Size:	4,597 SF	Bedrooms:	4	Pool:	
Building Area:	1619 SF	Baths:	2	Fireplace:	
Year Built:	1952	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/02/2020	Sales Price:	$303,500
Document #:	2030546158 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/12/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 9 Block: 2 Subdivision: JOSEPH L DONATS ADDITION Sec/Twnship/Range: S2SE4NE4 S30T39NR13E 3PM
Abbreviated Description: PORTION LOT9
City/Muni/Twp: BERWYN

Prior Transfer

Recording Date:	10/20/2020	Sales Price:	$270,442
Document #:	2029217401 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/09/2016	Sales Price:	$265,000
Document #:	1606949209 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/24/2016		
Document Type:	Deed		

Legal Description:
Lot: 9 Block: 2 Subdivision: JOSEPH F DONATS ADDITION Sec/Twnship/Range: S2SE4NE4 S30T39NR13E 3PM
City/Muni/Twp: BERWYN

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Prior Transfer

Recording Date:	04/13/2015	Sales Price:	$65,000
Document #:	1510319119 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	03/30/2015		
Document Type:	Warranty Deed		

Legal Description:

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	1606949209 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 11 Sec/Twnship/Range: SEC 30 TWN 39N RNG 13E
City/Muni/Twp: BERWYN

Area Sales Analysis

Total Area Sales	$4,805,500	Median # of Bedrooms	3
Median Lot Size	3,780 SF	Median # of Baths	1
Median Living Area	1,251 SF	Median Year Built	1922
Price Range - 2 Yrs	$100,000 to $535,000	Age Range	69 years to 127 years
Median Value	$320,000	Median Age	103 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**6435 27TH PL** **BERWYN, IL 60402-2757**	07/25/2025	$535,000	$538	993	/2/2	1956	3,906 SF	
		APN: 16-30-410-044 Document #: 2520623051 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: TUMAS SUBDIVISION Sec/Twnship/Range: E2SE4 S30T39NR13E 3PM Abbreviated Description: Lot:2 Subdivision:TUMAS SUBDIVISION Sec/Twnship/Range:E2SE4 S30T39NR13E 3PM								
2	.3Mi.	**6418 28TH ST** **BERWYN, IL 60402-2770**	07/22/2025	$285,000	$228	1248	/3/1	1939	4,158 SF	
		APN: 16-30-413-061 Document #: 2520320545 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 41 Subdivision: HERBERT N ROSES SUBDIVISION Sec/Twnship/Range: E2SE4 S30T39NR13E 3PM Abbreviated Description: Subdivision:HERBERT N ROSES SUBDIVISION Sec/Twnship/Range:E2SE4 S30T39NR13E 3PM Abbreviated Description:PORTION LOT41								
3	.38Mi.	**2331 HIGHLAND AVE** **BERWYN, IL 60402-2415**	07/16/2025	$285,000	$269	1056	/3/1	1898	3,780 SF	
		APN: 16-29-110-014 Document #: 2519718064 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 11 Subdivision: WINSLOWS FOURTH SUBDIVISION Sec/Twnship/Range: W4 29T39NR13E 3PM Abbreviated Description: Lot:27 Block:11 Subdivision:WINSLOWS FOURTH SUBDIVISION Sec/Twnship/Range:W4 29T39NR13E 3PM								
4	.34Mi.	**2324 EAST AVE** **BERWYN, IL 60402-2434**	07/15/2025	$245,000	$181	1347	/3/1	1922	4,960 SF	
		APN: 16-30-211-014 Document #: 2519622210 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: CHICAGO TITLE & TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: W2NE4 S30T39NR13E 3PM Abbreviated Description: Lot:12 Subdivision:CHICAGO TITLE & TRUST COMPANYS SUBDIVISION Sec/Twnship/Range:W2NE4 S30T39NR13E 3PM								
5	.26Mi.	**6433 28TH ST** **BERWYN, IL 60402-2771**	07/15/2025	$380,000	$180	2109	/3/1	1911	5,250 SF	
		APN: 16-30-411-047 Document #: 2519630192 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: HERBERT N ROSES SUBDIVISION Sec/Twnship/Range: E2SE4 S30T39NR13E 3PM Abbreviated Description: Subdivision:HERBERT N ROSES SUBDIVISION Sec/Twnship/Range:E2SE4 S30T39NR13E 3PM Abbreviated Description:PORTION LOT39								
6	.15Mi.	**2430 GUNDERSON AVE** **BERWYN, IL 60402-2642**	07/02/2025	$265,000	$148	1785	/5/1	1922	4,410 SF	
		APN: 16-30-221-031 Document #: 2518302296 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: 25TH STREET LAND TRUST SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S30T39NR13E 3PM Abbreviated Description: Lot:7 Subdivision:25TH STREET LAND TRUST SUBDIVISION Sec/Twnship/Range:N2SE4NE4 S30T39NR13E 3PM								
7	.19Mi.	**2416 GUNDERSON AVE** **BERWYN, IL 60402-2642**	07/01/2025	$333,000	$256	1296	/3/1	1922	4,410 SF	
		APN: 16-30-221-024 Document #: 2518225005 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 86&87 Subdivision: THE 25TH STREET LAND TRUST SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S30T39NR13E 3PM Abbreviated Description: Lot:86&87 Subdivision:THE 25TH STREET LAND TRUST SUBDIVISION Sec/Twnship/Range:N2SE4NE4 S30T39NR13E 3PM								
8	.31Mi.	**2332 CUYLER AVE** **BERWYN, IL 60402-2410**	06/30/2025	$360,000	$242	1483	/3/2	1920	3,780 SF	
		APN: 16-29-108-035 Document #: 2518122045 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 16 Block: 9 Subdivision: WINSLOWS FOURTH SUBDIVISION Sec/Twnship/Range: NW4 S29T39NR13E 3PM Abbreviated Description: Lot:16 Block:9 Subdivision:WINSLOWS FOURTH SUBDIVISION Sec/Twnship/Range:NW4 S29T39NR13E 3PM								
9	.13Mi.	**2525 EAST AVE** **BERWYN, IL 60402-2641**	06/27/2025	$100,000	$49	2004	/3/2	1915	3,660 SF	
		APN: 16-30-228-009 Document #: 2517830294 Document Type: Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: JOSEPH L DONATS ADDITION Sec/Twnship/Range: S2SE4NE4 S30T39NR13E 3PM Abbreviated Description: Block:4 Subdivision:JOSEPH L DONATS ADDITION Sec/Twnship/Range:S2SE4NE4 S30T39NR13E 3PM Abbreviated Description:PORTION LOT5 City/Muni/Twp:BERWYN City/Muni/Twp: BERWYN								
10	.24Mi.	**2634 CLARENCE AVE** **BERWYN, IL 60402-2776**	06/13/2025	$280,000	$353	791	/2/1	1924	3,750 SF	
		APN: 16-30-402-033 Document #: 2516430354 Document Type: Warranty Deed Price Code: R								

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Land Use: Single Family Residential
Legal: Lot: 18 Block: 3 Subdivision: WALTER G MCINTOSHS OAK PARK AVENUE ADDITION Sec/Twnship/Range: W2SE4 S30T39R13E 3PM Abbreviated Description: Lot:18 Block:3 Subdivision:WALTER G MCINTOSHS OAK PARK AVENUE ADDITION Sec/Twnship/Range:W2SE4 S30T39R13E 3PM

11 .22Mi. **2520 CLARENCE AVE** 06/04/2025 $332,500 $178 1860 /3/1 1944 3,750 SF
BERWYN, IL 60402-2659
APN: 16-30-226-034 Document #: 2515531055
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32 Subdivision: CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range: W2NE4 S30T39NR13E 3PM Abbreviated Description: Subdivision:CHICAGO TITLE AND TRUST COMPANYS SUBDIVISION Sec/Twnship/Range:W2NE4 S30T39NR13E 3PM Abbreviated Description:PORTION LOT32

12 .06Mi. **2537 SCOVILLE AVE** 05/13/2025 $320,000 $291 1096 /3/2 1921 3,780 SF
BERWYN, IL 60402-2649
APN: 16-30-229-013 Document #: 2513323098
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: JOSEPH L DONATS ADDITION Abbreviated Description: Lot:10 Block:3 Subdivision:JOSEPH L DONATS ADDITION City/Muni/Twp:BERWYN City/Muni/Twp: BERWYN

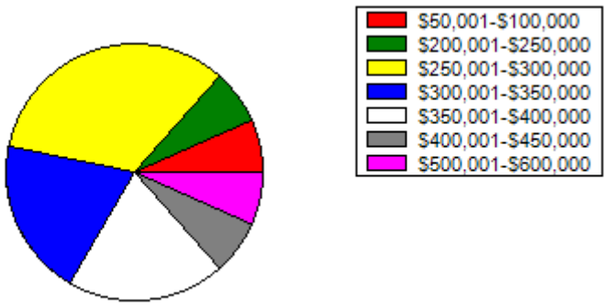
13 .22Mi. **2625 CUYLER AVE** 05/07/2025 $390,000 $513 759 /2/1 1916 3,780 SF
BERWYN, IL 60402-2711
APN: 16-29-301-014 Document #: 2512702000
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34 Block: 2 Subdivision: FLICKS SUBDIVISION Abbreviated Description: Lot:34 Block:2 Subdivision:FLICKS SUBDIVISION

14 .27Mi. **2737 RIDGELAND AVE** 05/06/2025 $260,000 $218 1191 /3/1 1939 3,402 SF
BERWYN, IL 60402-2730
APN: 16-29-308-014 Document #: 2512622205
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 26 Block: 4 Subdivision: GREELEYS ADDITION Sec/Twnship/Range: SW4 S29T39NR13E 3PM Abbreviated Description: Lot:26 Block:4 Subdivision:GREELEYS ADDITION Sec/Twnship/Range:SW4 S29T39NR13E 3PM City/Muni/Twp:BERWYN City/Muni/Twp: BERWYN

15 .36Mi. **2802 HIGHLAND AVE** 05/01/2025 $435,000 $347 1251 /3/1 1925 3,855 SF
BERWYN, IL 60402-2720
APN: 16-29-317-021 Document #: 2512123038
Document Type: Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 Subdivision: GREELEYS ADDITION Sec/Twnship/Range: SW4 S29T39NR13E 3PM Abbreviated Description: Lot:1 Block:6 Subdivision:GREELEYS ADDITION Sec/Twnship/Range:SW4 S29T39NR13E 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.

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.	**6445 26TH ST**		$299,990	$29,999	1,619	/4/2	1952	4,597 SF	
.01Mi.	**6443 26TH ST**	**12/13/1991**	$219,990	$21,999	1,101	/3/1	1952	3,750 SF	
.02Mi.	**6439 26TH ST**		$209,990	$20,999	1,026	/2/1	1953	4,375 SF	
.02Mi.	**2537 GUNDERSON AVE**	**01/22/2003**	$199,990	$19,999	842	/2/1	1937	3,780 SF	
.02Mi.	**2535 GUNDERSON AVE**	**03/29/2011**	$219,990	$21,999	842	/2/1	1937	3,780 SF	
.02Mi.	**6437 26TH ST**	**10/07/2014**	$359,990	$35,999	2,234	/3/3	1912	3,876 SF	
.03Mi.	**6503 26TH ST**		$209,990	$20,999	1,100	/2/1	1914	4,347 SF	
.03Mi.	**6507 26TH ST**	**05/18/2001**	$229,990	$22,999	1,198	/3/1	1927	4,187 SF	
.03Mi.	**2536 GUNDERSON AVE**		$239,990	$23,999	1,073	/3/2	1924	3,780 SF	
.04Mi.	**2534 GUNDERSON AVE**	**11/15/2010**	$229,990	$22,999	946	/3/2	1924	3,780 SF	
.04Mi.	**2531 GUNDERSON AVE**	**06/08/2012**	$299,990	$29,999	1,736	/3/2	1914	5,670 SF	
.04Mi.	**6440 26TH ST**	**02/07/1991**	$259,990	$25,999	1,392	/4/1	1941	6,678 SF	
.04Mi.	**6431 26TH ST**	**08/02/2011**	$249,990	$24,999	1,399	/3/1	1951	4,125 SF	
.04Mi.	**6509 26TH ST**	**01/24/1990**	$237,920	$23,792	1,250	/3/1	1927	4,187 SF	
.04Mi.	**2536 ELMWOOD AVE**	**01/09/2002**	$239,990	$23,999	1,370	/3/1	1925	4,536 SF	
.04Mi.	**2532 GUNDERSON AVE**	**04/10/2003**	$217,620	$21,762	969	/2/1	1924	3,780 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	58%

ICE SiteX Report

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Demographics & Income

Median Age:	36.1 years old	Households:	20,231
Median Household Income:	$69,191	Households w/Family:	69%
Household Income Per Capita:	$30,439	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Berwyn South School District 100	Students:	3,304
Number of Schools:	8	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**Komensky Elementary School** Number of Students: 340 Student-Teacher Ratio: NA	B-	Public	KG - 5
0.75Mi.	**J Sterling Morton West High School** Number of Students: 3,631 Student-Teacher Ratio: NA Advanced Placement: Yes	D-	Public	9 - 12
0.47Mi.	**Freedom Middle School** Number of Students: 608 Student-Teacher Ratio: NA	C	Public	6 - 8
0.12Mi.	**Hiawatha Elementary School** Number of Students: 362 Student-Teacher Ratio: NA	B+	Public	KG - 5

Flood Report

The Subject Property of **6445 26TH ST, BERWYN, IL 60402-2634** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	94%	SIMILAR
BURGLARY	62%	NOTABLY LOWER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	68%	NOTABLY LOWER
FORCIBLE RAPE	125%	HIGHER
MURDER	78%	LOWER
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

9/17/2023 - Severe Storms And Flooding 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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