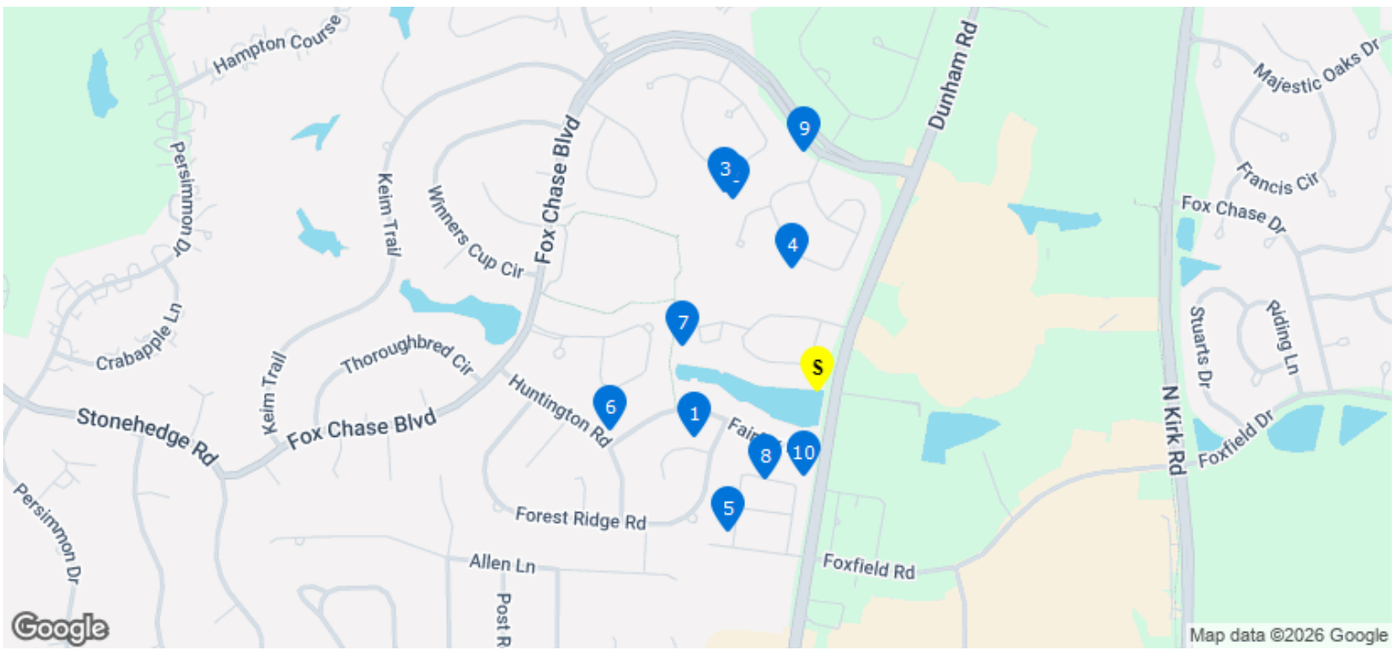
ICE SiteX Report

OrderID: 98815356

SiteX Property Information Report



Subject Property Location

64 DUNHAM PL, ST CHARLES, IL 60174-5701

County:	**KANE IL**	Census Tract:	8520.05
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-26-229-007	Thomas Bros Pg-Grid:	

Valuation

Value:	**$535,000**	FSD:	16	Common Confidence Score:	51
Value Range:	$449,400 - $620,600	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	SC005
Assd Land Value:	$41,832	Market Land Value:	$125,496	Tax Year:	2025
Assd Improvement:	$101,667	Market Improvment Value:	$305,001	Total Taxable Value:	$9,503
Total Assessed Value:	$143,499	Total Assessor Market Value:	$430,497	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: HUNTERS WOODS

Abbreviated Description:	MAP AREA: 007-HNTWD,SURRY,LNGM
City/Muni/Twp:	ST CHARLES

Property Characteristics

Lot Size:	8,996 SF	Bedrooms:	4	Pool:	
Building Area:	2160 SF	Baths:	2	Fireplace:	1
Year Built:	1979	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:	Attached Garage	Heating:	Forced air unit
Number of Stories:	2+AB	Number of Cars:	2	A/C:	Yes
Style:		Basement:	Full Basement	Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/05/2024	Loan Amount:	N/A
Document #:	2024K023253 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	05/01/2024		
TD Due Date:	05/01/2064	Type Finance:	

Legal Description:
Subdivision: HUNTERS WOODS Legal Unit: III Map Ref: 0
City/Muni/Twp: ST CHARLES

Mortgage Record

Recording Date:	07/16/2021	Loan Amount:	N/A
Document #:	2021K054589 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/14/2021		
TD Due Date:	09/01/2049	Type Finance:	

Legal Description:
Subdivision: HUNTERS WOODS Legal Unit: III Map Ref: 0
City/Muni/Twp: SAINT CHARLES

Mortgage Record

Recording Date:	11/10/2015	Loan Amount:	N/A
Document #:	2015K061001 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/23/2015		

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TD Due Date:	04/01/2044	Type Finance:	

Legal Description:
Subdivision: HUNTERS WOODS Legal Unit: III Map Ref: 0
City/Muni/Twp: SAINT CHARLES

Prior Transfer

Recording Date:	04/11/2014	Sales Price:	$100,000
Document #:	2014K017192 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/10/2014	Sales Price:	$137,000
Document #:	2014K017022 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/27/2014	Loan Amount:	N/A
Document #:	2014K014490 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	03/25/2014		
TD Due Date:	04/01/2044	Type Finance:	Fixed Rate

Legal Description:
Subdivision: HUNTERS WOODS Legal Unit: III
City/Muni/Twp: SAINT CHARLES

Prior Transfer

Recording Date:	03/27/2014	Sales Price:	$305,000
Document #:	2014K014489 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/25/2014		
Document Type:	Deed		

Legal Description:
Subdivision: HUNTERS WOODS Legal Unit: III
City/Muni/Twp: SAINT CHARLES

Prior Transfer

Recording Date:	03/28/2013	Sales Price:	N/A
Document #:	2013K023364 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/19/2013		
Document Type:	Deed		

Legal Description:
Subdivision: HUNTERS WOODS Legal Unit: III
City/Muni/Twp: ST CHARLES

Prior Transfer

Recording Date:	04/05/2006	Sales Price:	N/A
Document #:	2006K036731 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Prior Transfer

Recording Date:	04/05/2006	Sales Price:	$85,000
Document #:	2006K036724 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/27/2006	Loan Amount:	N/A
Document #:	2006K032207 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	03/17/2006		
TD Due Date:	01/01/2036	Type Finance:	

Legal Description:
Subdivision: HUNTERS WOODS UNIT III Map Ref: 0
City/Muni/Twp: SAINT CHARLES

Mortgage Record

Recording Date:	03/27/2006	Loan Amount:	N/A
Document #:	2006K032206 BK-PG -	Loan Type:	INVALID CODE
Contract Date:	03/17/2006		
TD Due Date:	04/01/2021	Type Finance:	

Legal Description:
Subdivision: HUNTERS WOODS UNIT III Map Ref: 0
City/Muni/Twp: SAINT CHARLES

Mortgage Record

Recording Date:	12/12/2002	Loan Amount:	N/A
Document #:	2002K165825 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	11/23/2002		
TD Due Date:	12/05/2012	Type Finance:	Type Financing not disclosed on document

Legal Description:
Subdivision: HUNTERS WOODS UNIT III Map Ref: 0
City/Muni/Twp: SAINT CHARLES

Mortgage Record

Recording Date:	01/17/2001	Loan Amount:	N/A
Document #:	2001K004985 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/28/2020	Type Finance:	VAR

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Legal Description:
Subdivision: HUNTERS WOODS UNIT III Map Ref: 0
City/Muni/Twp: SAINT CHARLES

Area Sales Analysis

Total Area Sales	$5,234,000	Median # of Bedrooms	4
Median Lot Size	9,008 SF	Median # of Baths	2
Median Living Area	2,352 SF	Median Year Built	1987
Price Range - 2 Yrs	$340,000 to $600,000	Age Range	27 years to 49 years
Median Value	$545,500	Median Age	39.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**32 DUNHAM PL** **ST CHARLES, IL 60174-1420**	04/24/2026	$582,500	$247	2360	7//2	1979	11,513 SF	
		APN: 09-23-478-039 Document #: 2026K016644 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25 Subdivision: HUNTERS WOODS UNIT III Abbreviated Description: Lot:25 Subdivision:HUNTERS WOODS UNIT III City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
2	.13Mi.	**820 DERBY CRSE** **ST CHARLES, IL 60174-5743**	05/11/2026	$340,000	$182	1868	7/3/1	1987	4,500 SF	
		APN: 09-26-231-015 Document #: 2026K019263 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: HUNTERS FIELDS COMMONS Abbreviated Description: Subdivision:HUNTERS FIELDS COMMONS Abbreviated Description:LOT : PART OF LOT 5 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
3	.14Mi.	**117 DUNHAM PLACE CMNS** **ST CHARLES, IL 60174-5737**	07/17/2026	$325,000	$180	1803	5/2/2	1981	26,168 SF	
		APN: 09-23-460-007 Document #: 2026K030476 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 34 Subdivision: HUNTERS WOODS COMMONS CONDOMINIUM Legal Unit: 117 MapRef: DOC 1581847 Abbreviated Description: Lot:34 Subdivision:HUNTERS WOODS COMMONS CONDOMINIUM Legal Unit:117 Map Ref:DOC 1581847								
4	.15Mi.	**902 DERBY CRSE** **ST CHARLES, IL 60174-5708**	04/06/2026	$310,000	$228	1361	7/2/1	1987	4,675 SF	
		APN: 09-26-251-040 Document #: 2026K013383 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Subdivision: HUNTERS FIELD COMMONS Abbreviated Description: Lot:3 Subdivision:HUNTERS FIELD COMMONS City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
5	.17Mi.	**2015 FAIRFAX RD** **ST CHARLES, IL 60174-5761**	06/10/2026	$540,000	$249	2165	8/4/2	1987	7,996 SF	
		APN: 09-26-203-025 Document #: 2026K023908 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 55 Subdivision: HUNTERS FIELDS Legal Unit: 2 Abbreviated Description: Lot:55 Subdivision:HUNTERS FIELDS Legal Unit:2 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
6	.19Mi.	**1724 WAVERLY CIR** **ST CHARLES, IL 60174-5869**	04/02/2026	$600,000	$264	2276	7/3/1	1999	4,970 SF	
		APN: 09-26-206-052 Document #: 2026K013129 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Subdivision: FOX CHASE Abbreviated Description: Lot:11 Subdivision:FOX CHASE City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
7	.19Mi.	**702 DERBY CRSE** **ST CHARLES, IL 60174-5765**	01/08/2026	$305,000	$186	1636	6/3/1	1989	4,875 SF	
		APN: 09-26-231-030 Document #: 2026K000950 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: HUNTERS FIELDS CONDOMINIUM Abbreviated Description: Subdivision:HUNTERS FIELDS CONDOMINIUM Abbreviated Description:LOT: PART OF LOT 9 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
8	.22Mi.	**2120 FOREST RIDGE RD** **ST CHARLES, IL 60174-5751**	06/23/2026	$546,000	$206	2647	10/4/2	1986	11,925 SF	
		APN: 09-26-251-019 Document #: 2026K026157 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 25 Subdivision: HUNTERS FIELDS Legal Unit: 1 Abbreviated Description: Lot:25 Subdivision:HUNTERS FIELDS Legal Unit:1 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
9	.22Mi.	**2104 FOXFIELD RD** **ST CHARLES, IL 60174-1424**	05/22/2026	$345,000	$211	1636	7/3/2	1987	3,850 SF	
		APN: 09-26-232-009 Document #: 2026K021048 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: HUNTERS FIELDS COMMONS Abbreviated Description: Subdivision:HUNTERS FIELDS COMMONS Abbreviated Description:LOT: PART OF LOT 13 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
10	.26Mi.	**2040 FOREST RIDGE RD** **ST CHARLES, IL 60174-1481**	02/05/2026	$560,000	$256	2188	8/4/2	1985	16,900 SF	
		APN: 09-26-251-016 Document #: 2026K004817 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 28 Subdivision: HUNTERS FIELDS Legal Unit: 1 Abbreviated Description: Lot:28 Subdivision:HUNTERS FIELDS Legal Unit:1 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
11	.27Mi.	**2012 WAVERLY CIR** **ST CHARLES, IL 60174-5872**	08/13/2026	$456,000	$249	1828	6/2/1	1996	4,552 SF	
		APN: 09-26-206-045 Document #: 2026K034910 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 24 Subdivision: THE TOWNES OF FOX CHASE Abbreviated Description: Lot:24 Subdivision:THE TOWNES OF FOX CHASE City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES								
12	.27Mi.	**229 CHASSE CIR** **ST CHARLES, IL 60174-5723**	07/23/2026	$550,000	$255	2160	8/4/2	1977	9,215 SF	P
		APN: 09-23-451-027 Document #: 2026K031390 Document Type: Warranty Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: HUNTERS WOODS UNIT II Abbreviated Description: Lot:16 Subdivision:HUNTERS WOODS UNIT II City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

13	.27Mi.	**3 SOUTHGATE CRSE** **ST CHARLES, IL 60174-1428**	06/26/2026	$600,000	$256	2343	8/3/2	1977	11,256 SF	

APN: 09-23-476-002 Document #: 2026K026762
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: HUNTERS WOODS Abbreviated Description: Lot:2 Subdivision:HUNTERS WOODS City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

14	.27Mi.	**1810 HUNTINGTON RD** **ST CHARLES, IL 60174-5767**	02/25/2026	$557,000	$211	2641	8/4/2	1988	9,288 SF	

APN: 09-26-204-014 Document #: 2026K007642
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 103 Subdivision: HUNTERS FIELDS Legal Unit: 3 Abbreviated Description: Lot:103 Subdivision:HUNTERS FIELDS Legal Unit:3 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

15	.28Mi.	**2030 FOREST RIDGE RD** **ST CHARLES, IL 60174-1481**	07/27/2026	$600,000	$263	2280	8/4/2	1985	10,893 SF	

APN: 09-26-251-015 Document #: 2026K031880
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: HUNTERS FIELDS Legal Unit: 1 Abbreviated Description: Lot:29 Subdivision:HUNTERS FIELDS Legal Unit:1 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

16	.29Mi.	**227 CHASSE CIR** **ST CHARLES, IL 60174-5723**	02/24/2026	$545,000	$222	2450	9/4/2	1978	8,400 SF	

APN: 09-23-451-026 Document #: 2026K007278
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: HUNTERS WOODS UNIT 2 Abbreviated Description: Lot:17 Subdivision:HUNTERS WOODS UNIT 2 City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

17	.31Mi.	**1846 ALLEN LN** **ST CHARLES, IL 60174-2325**	09/01/2026	$575,000	$205	2802	9/4/3	1977	13,200 SF	S

APN: 09-26-251-009 Document #: 2026K037977
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: ARDCO SUBDIVISION Abbreviated Description: Lot:1 Subdivision:ARDCO SUBDIVISION City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

18	.34Mi.	**250 CHASSE CIR** **ST CHARLES, IL 60174-1418**	09/02/2026	$595,000	$258	2304	8/3/3	1977	10,805 SF	

APN: 09-23-452-006 Document #: 2026K038186
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Subdivision: HUNTERS WOODS UNIT II Abbreviated Description: Lot:45 Subdivision:HUNTERS WOODS UNIT II City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

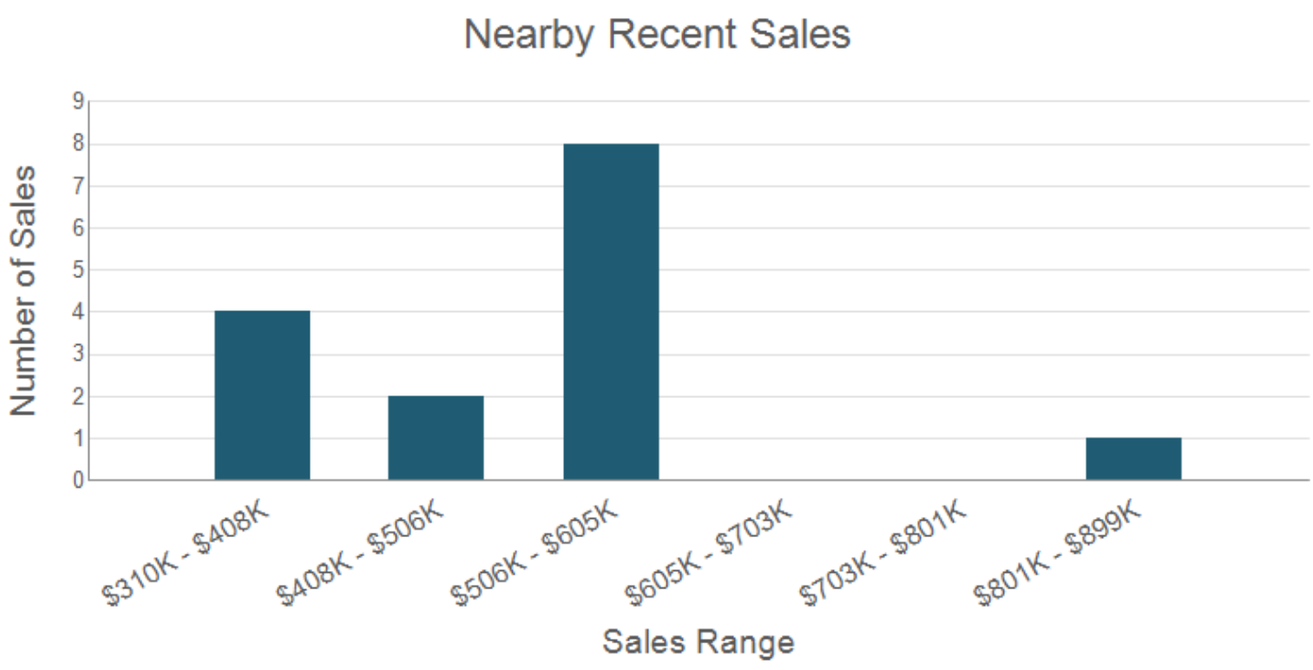
19	.38Mi.	**1804 ALLEN LN** **ST CHARLES, IL 60174-2325**	08/13/2026	$740,000	$300	2468	8/4/2	1968	12,000 SF	

APN: 09-26-251-002 Document #: 2026K034966
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: SURREY HILL Abbreviated Description: Lot:2 Block:1 Subdivision:SURREY HILL City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

20	.39Mi.	**504 PIN OAK CT** **ST CHARLES, IL 60174-2367**	08/04/2026	$899,000	$197	4559	9/4/1	1989	19,198 SF	

APN: 09-26-252-044 Document #: 2026K033293
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: SURREY HILL WOODS Abbreviated Description: Lot:8 Subdivision:SURREY HILL WOODS City/Muni/Twp:ST CHARLES City/Muni/Twp: ST CHARLES

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.

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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.	**64 DUNHAM PL**	**03/27/2014**	$430,497	$143,499	2,160	8/4/2	1979	8,996 SF	
.02Mi.	**60 DUNHAM PL**	**04/13/2015**	$460,740	$153,580	2,762	8//2	1979	9,020 SF	
.02Mi.	**68 DUNHAM PL**	**05/05/1994**	$478,152	$159,384	2,474	9/4/1	1983	10,647 SF	
.03Mi.	**56 DUNHAM PL**	**10/20/2025**	$502,614	$167,538	2,648	8/4/2	1981	8,800 SF	
.03Mi.	**72 DUNHAM PL**	**11/05/2021**	$406,932	$135,644	2,188	8/3/2	1982	11,246 SF	
.03Mi.	**65 DUNHAM PL**	**06/30/1998**	$447,147	$149,049	2,536	9/4/2	1983	10,771 SF	
.04Mi.	**63 DUNHAM PL**	**03/28/2001**	$418,677	$139,559	2,312	7/4/2	1984	9,170 SF	
.04Mi.	**76 DUNHAM PL**	**11/15/1993**	$428,640	$142,880	2,230	9/4/2	1983	10,252 SF	
.05Mi.	**57 DUNHAM PL**	**08/30/2024**	$486,708	$162,236	2,572	9/4/2	1983	9,212 SF	
.05Mi.	**52 DUNHAM PL**	**08/21/1998**	$439,392	$146,464	2,338	8/4/2	1979	9,888 SF	
.05Mi.	**77 DUNHAM PL**	**10/02/2020**	$406,254	$135,418	2,074	9/3/2	1984	8,403 SF	
.05Mi.	**80 DUNHAM PL**	**08/12/2003**	$411,894	$137,298	2,244	8/4/3	1983	9,127 SF	P
.06Mi.	**51 DUNHAM PL**	**11/06/2023**	$438,768	$146,256	2,304	8/4/2	1979	10,384 SF	
.06Mi.	**21 DUNHAM PL**	**07/14/2016**	$414,117	$138,039	2,066	10/3/2	1982	9,352 SF	
.06Mi.	**48 DUNHAM PL**	**06/06/2022**	$445,908	$148,636	2,280	8/4/2	1981	9,015 SF	
.06Mi.	**83 DUNHAM PL**	**03/04/2022**	$430,323	$143,441	2,356	8/4/1	1981	9,468 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	42.8 years old	Households:	11,247
Median Household Income:	$103,234	Households w/Family:	65%
Household Income Per Capita:	$51,139	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	27%

School District

School District Zone:	St. Charles Community Unit School District 303	Students:	11,731
Number of Schools:	18	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.51Mi.	**Wredling Middle School** Number of Students: 1,289 Student-Teacher Ratio: 13.16	A+	Public	6 - 8
2.06Mi.	**Norton Creek Elementary School** Number of Students: 479 Student-Teacher Ratio: 13.3	A+	Public	KG - 5
0.24Mi.	**St. Charles East High School** Number of Students: 1,930 Student-Teacher Ratio: 13.12 Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **64 DUNHAM PL, ST CHARLES, IL 60174-5701** 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	114%	HIGHER
BURGLARY	103%	SIMILAR
MOTOR VEHICLE THEFT	114%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	113%	HIGHER
MURDER	118%	HIGHER
OVERALL	111%	HIGHER

Disaster Alerts

No alerts noted

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