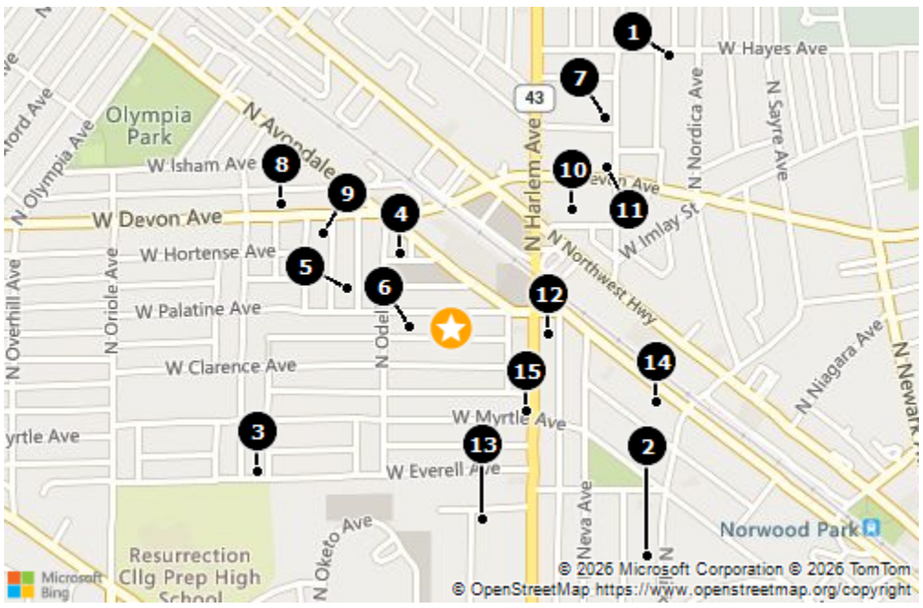
ICE SiteX Report

OrderID: 98184608

SiteX Property Information Report



Subject Property Location

7251 W PALATINE AVE, CHICAGO, IL 60631-1947

County:	**COOK IL**	Census Tract:	170311003.005007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	12-01-210-069	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,064,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$936,320 - $1,191,680	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	71001
Assd Land Value:	$11,050	Market Land Value:	$110,500	Tax Year:	2024
Assd Improvement:	$82,950	Market Improvment Value:	$829,500	Total Taxable Value:	$18,885
Total Assessed Value:	$94,000	Total Assessor Market Value:	$940,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 71 Sec/Twnship/Range: SEC 01 TWN 40N RNG 12E
City/Muni/Twp: JEFFERSON

Property Characteristics

Lot Size:	4,420 SF	Bedrooms:	5	Pool:	
Building Area:	2706 SF	Baths:	3	Fireplace:	
Year Built:	2023	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/27/2023	Sales Price:	$935,180
Document #:	2320846109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/05/2023	Sales Price:	$995,000
Document #:	2300546186 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/27/2022		
Document Type:			

Legal Description:
Lot: 142-144 Subdivision: LOWRYS SECOND ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM
Abbreviated Description: PORTION LOTS142&144
City/Muni/Twp: NORWOOD PARK

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$995,000
Document #:	2300546186 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 71 Sec/Twnship/Range: SEC 01 TWN 40N RNG 12E
City/Muni/Twp: JEFFERSON

ICE SiteX Report

OrderID: 98184608

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	$306,000
Document #:	2136204187 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/21/2021		
Document Type:			

Legal Description:
Lot: 142-144 Subdivision: LOWRYS SECOND ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM
Abbreviated Description: PORTION LOTS142&144
City/Muni/Twp: NORWOOD PARK

Prior Transfer

Recording Date:	12/18/2021	Sales Price:	$306,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$8,496,500	Median # of Bedrooms	3
Median Lot Size	5,080 SF	Median # of Baths	1
Median Living Area	1,666 SF	Median Year Built	1955
Price Range - 2 Yrs	$190,000 to $1,092,000	Age Range	17 years to 138 years
Median Value	$561,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.41Mi.	**7007 W HAYES AVE** **CHICAGO, IL 60631-1684**	07/22/2026	$1,092,000	$384	2840	9/4/2	1957	6,112 SF	
		APN: 10-31-307-050 Document #: 2620302195 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: WILLIAM C MCLENNAN AND COMPANYS RESUBDIVISION Sec/Twnship/Range: W2 S31T41NR13E 3PM Abbreviated Description: Lot:2 Subdivision:WILLIAM C MCLENNAN AND COMPANYS RESUBDIVISION Sec/Twnship/Range:W2 S31T41NR13E 3PM								
2	.35Mi.	**6046 N NICKERSON AVE** **CHICAGO, IL 60631-2404**	07/09/2026	$797,000	$332	2400	6/4/2	1888	8,450 SF	
		APN: 13-06-114-020 Document #: 2619019067 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 24 Block: 7 Subdivision: NORWOOD PARK Sec/Twnship/Range: S06T40NR13E 3PM Abbreviated Description: Lot:24 Block:7 Subdivision:NORWOOD PARK Sec/Twnship/Range:S06T40NR13E 3PM								
3	.29Mi.	**7440 W EVERELL AVE** **CHICAGO, IL 60631-1971**	07/01/2026	$375,000	$355	1056	4/2/1	1958	4,687 SF	
		APN: 12-01-215-009 Document #: 2618231143 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 6&7 Subdivision: SCHLEITERS ADDITION Sec/Twnship/Range: S01T40NR12E 3PM Abbreviated Description: Lot:6&7 Subdivision:SCHLEITERS ADDITION Sec/Twnship/Range:S01T40NR12E 3PM Abbreviated Description:PORTION LOT7 City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK								
4	.11Mi.	**6337 N ODELL AVE** **CHICAGO, IL 60631-1945**	06/09/2026	$360,000	$182	1974	9/5/1	1962	3,960 SF	
		APN: 12-01-204-003 Document #: 2616019078 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 39 Subdivision: H ROY BERRY COS DEVON HARLEM SUBDIVISION Sec/Twnship/Range: S2 S36T41NR12E 3PM Abbreviated Description: Lot:39 Subdivision:H ROY BERRY COS DEVON HARLEM SUBDIVISION Sec/Twnship/Range:S2 S36T41NR12E 3PM								
5	.14Mi.	**6315 N OKETO AVE** **CHICAGO, IL 60631-1919**	05/22/2026	$591,000	$395	1494	8/4/2	1942	5,080 SF	
		APN: 12-01-203-011 Document #: 2614222070 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 1 Subdivision: BUICK AND GUILDS EDISON PARK ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM Abbreviated Description: Lot:17 Block:1 Subdivision:BUICK AND GUILDS EDISON PARK ADDITION Sec/Twnship/Range:NE4 S01T40NR12E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
6	.05Mi.	**7277 W PALATINE AVE** **CHICAGO, IL 60631-1947**	05/01/2026	$570,000	$297	1919	6/4/2	1950	4,420 SF	
		APN: 12-01-210-061 Document #: 2612131035 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 131-133 Subdivision: LOWRYS 2ND ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM Abbreviated Description: Subdivision:LOWRYS 2ND ADDITION Sec/Twnship/Range:NE4 S01T40NR12E 3PM Abbreviated Description:PORTION LOT131-133 City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK								
7	.32Mi.	**7106 W SCHREIBER AVE** **CHICAGO, IL 60631-1687**	04/16/2026	$561,000	$336	1666	7/3/1	1987	6,250 SF	
		APN: 10-31-313-047 Document #: 2610620501 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 33 Block: 2 Subdivision: IRA BROWNS ADDITION Sec/Twnship/Range: SW4 S31T41NR13E 3PM Abbreviated Description: Lot:33 Block:2 Subdivision:IRA BROWNS ADDITION Sec/Twnship/Range:SW4 S31T41NR13E 3PM City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK								
8	.26Mi.	**7422 W DEVON AVE** **CHICAGO, IL 60631-1914**	04/16/2026	$595,000	$459	1296	5/3/1	1952	4,125 SF	
		APN: 09-36-427-040 Document #: 2610631155 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 72&73 Subdivision: H ROY BERRY COMPANYS DEVON HARLEM SUBDIVISION Sec/Twnship/Range: S2 S36T41NR12E 3PM Abbreviated Description: Lot:72&73 Subdivision:H ROY BERRY COMPANYS DEVON HARLEM SUBDIVISION Sec/Twnship/Range:S2 S36T41NR12E 3PM Abbreviated Description:PORTION LOT72								
9	.23Mi.	**7425 W DEVON AVE** **CHICAGO, IL 60631-1915**	03/04/2026	$500,000	$267	1870	6/3/1	1955	8,050 SF	
		APN: 12-01-202-084 Document #: 2606319060 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 86&87 Subdivision: SCHLEITERS ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM Abbreviated Description: Lot:86&87 Subdivision:SCHLEITERS ADDITION Sec/Twnship/Range:NE4 S01T40NR12E 3PM City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK								

ICE SiteX Report

OrderID: 98184608

10	.21Mi.	**7120 W HIGHLAND AVE** **CHICAGO, IL 60631-1631**	02/03/2026	$190,000	$139	1364	7/4/2	1929	2,125 SF

APN: 13-06-120-008 Document #: 2603429037
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Block: 4 Subdivision: IRA BROWNS ADDITION Sec/Twnship/Range: NW4 S06T40NR13E 3PM Abbreviated Description: Lot:28 Block:4 Subdivision:IRA BROWNS ADDITION Sec/Twnship/Range:NW4 S06T40NR13E 3PM City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK

11	.27Mi.	**7106 W DEVON AVE** **CHICAGO, IL 60631-1629**	01/15/2026	$410,000	$363	1127	4/3/1	1955	5,125 SF

APN: 10-31-314-035 Document #: 2601514000
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 33&34 Block: 3 Subdivision: IRA BROWNS ADDITION Sec/Twnship/Range: S31T41NR13E 3PM Abbreviated Description: Lot:33&34 Block:3 Subdivision:IRA BROWNS ADDITION Sec/Twnship/Range:S31T41NR13E 3PM

12	.12Mi.	**6253 N HARLEM AVE** **CHICAGO, IL 60631-1938**	11/19/2025	$395,000	$316	1248	5/3/1	1971	4,241 SF

APN: 13-06-106-039 Document #: 2532314031
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1 Block: 1 Subdivision: NORWOOD PARK Sec/Twnship/Range: NW4 S06T40NR13E 3PM Abbreviated Description: Subdivision:NORWOOD PARK Sec/Twnship/Range:NW4 S06T40NR13E 3PM Abbreviated Description:PORTION LOT1

13	.23Mi.	**6067 N OCONTO AVE** **CHICAGO, IL 60631-3620**	11/12/2025	$787,500	$324	2426	9/4/3	2009	5,088 SF

APN: 12-01-221-035 Document #: 2531616017
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2&3 Block: 3 Subdivision: WHIPPLES ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM Abbreviated Description: Lot:2&3 Subdivision:WHIPPLES ADDITION Sec/Twnship/Range:NE4 S01T40NR12E 3PM Abbreviated Description:PORTION LOT3 City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK

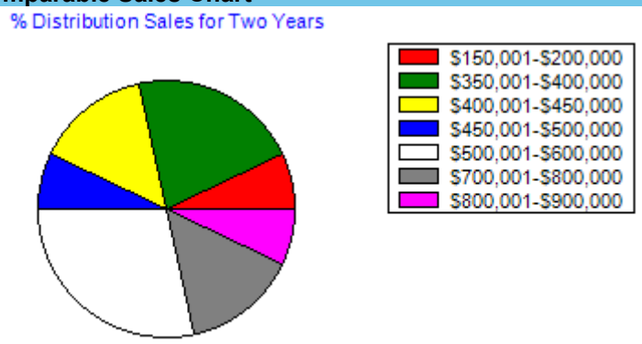
14	.26Mi.	**6212 N AVONDALE AVE** **CHICAGO, IL 60631-2452**	11/04/2025	$865,000	$442	1954	7/3/2	1977	8,080 SF

APN: 13-06-107-035 Document #: 2530831049
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12 Block: 2 Subdivision: NORWOOD PARK Sec/Twnship/Range: S06T40NR13E 3PM Abbreviated Description: Subdivision:NORWOOD PARK Sec/Twnship/Range:S06T40NR13E 3PM Abbreviated Description:PORTION LOT12

15	.12Mi.	**7204 W MYRTLE AVE** **CHICAGO, IL 60631-1942**	10/30/2025	$408,000	$355	1148	5/3/1	1954	4,687 SF

APN: 12-01-213-059 Document #: 2530322215
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 212&213 Subdivision: LOWRYS SECOND ADDITION Sec/Twnship/Range: NE4 S01T40NR12E 3PM Abbreviated Description: Lot:212&213 Subdivision:LOWRYS SECOND ADDITION Sec/Twnship/Range:NE4 S01T40NR12E 3PM Abbreviated Description:PORTION LOT213 City/Muni/Twp:NORWOOD PARK City/Muni/Twp: NORWOOD PARK

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.

ICE SiteX Report

OrderID: 98184608

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.	**7251 W PALATINE AVE**	**12/27/2022**	$940,000	$94,000	2,706	9/5/3	2023	4,420 SF	
.01Mi.	**7247 W PALATINE AVE**	**07/01/2004**	$400,000	$40,000	1,505	6/3/1	1950	4,420 SF	
.01Mi.	**7253 W PALATINE AVE**	**12/20/2017**	$460,000	$46,000	1,922	6/4/1	1950	4,420 SF	
.01Mi.	**7257 W PALATINE AVE**	**01/01/2009**	$390,000	$39,000	1,374	6/3/1	1951	4,420 SF	
.01Mi.	**7243 W PALATINE AVE**	**07/29/2024**	$360,000	$36,000	1,186	6/3/1	1950	4,810 SF	
.02Mi.	**7259 W PALATINE AVE**	**04/06/2000**	$460,000	$46,000	1,844	8/4/2	1952	4,420 SF	
.03Mi.	**7263 W PALATINE AVE**	**09/01/2007**	$420,000	$42,000	1,716	7/4/1	1950	4,420 SF	
.03Mi.	**7248 W CLARENCE AVE**	**07/30/2007**	$370,000	$37,000	1,140	6/3/1	1955	6,500 SF	
.03Mi.	**7250 W CLARENCE AVE**	**01/14/2019**	$300,000	$30,000	912	4/3/1	1957	3,250 SF	
.03Mi.	**7252 W CLARENCE AVE**	**11/01/2000**	$468,900	$46,890	1,920	8/4/2	1958	3,250 SF	
.03Mi.	**7242 W CLARENCE AVE**		$330,010	$33,001	960	5/2/1	1928	4,875 SF	
.03Mi.	**7256 W CLARENCE AVE**	**02/08/1988**	$330,000	$33,000	1,096	6/3/1	1927	3,250 SF	
.03Mi.	**7267 W PALATINE AVE**	**03/10/2004**	$390,000	$39,000	1,390	6/3/1	1950	4,420 SF	
.03Mi.	**7238 W CLARENCE AVE**	**07/17/2025**	$320,010	$32,001	960	4/2/1	1928	4,875 SF	
.03Mi.	**7260 W CLARENCE AVE**		$510,000	$51,000	2,082	8/4/2	1927	4,550 SF	
.04Mi.	**7250 W PALATINE AVE**	**05/17/2010**	$360,000	$36,000	1,348	6/2/1	1951	3,960 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	41.7 years old	Households:	12,798
Median Household Income:	$112,128	Households w/Family:	63%
Household Income Per Capita:	$52,167	Households w/Family Married:	50%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

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
0.29Mi.	**Edison Park Elementary School** Number of Students: 411 Student-Teacher Ratio: 11.5	A-	Public	PK - 8
1.15Mi.	**Taft High School** Number of Students: 4,487 Student-Teacher Ratio: 16.32	B-	Public	9 - 12

Flood Report

The Subject Property of **7251 W PALATINE AVE, CHICAGO, IL 60631-1947** 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	91%	LOWER
BURGLARY	69%	NOTABLY LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	65%	NOTABLY LOWER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	26%	SIGNIFICANTLY LOWER
MURDER	71%	NOTABLY LOWER
OVERALL	69%	NOTABLY 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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ICE SiteX Report

OrderID: 98184608

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