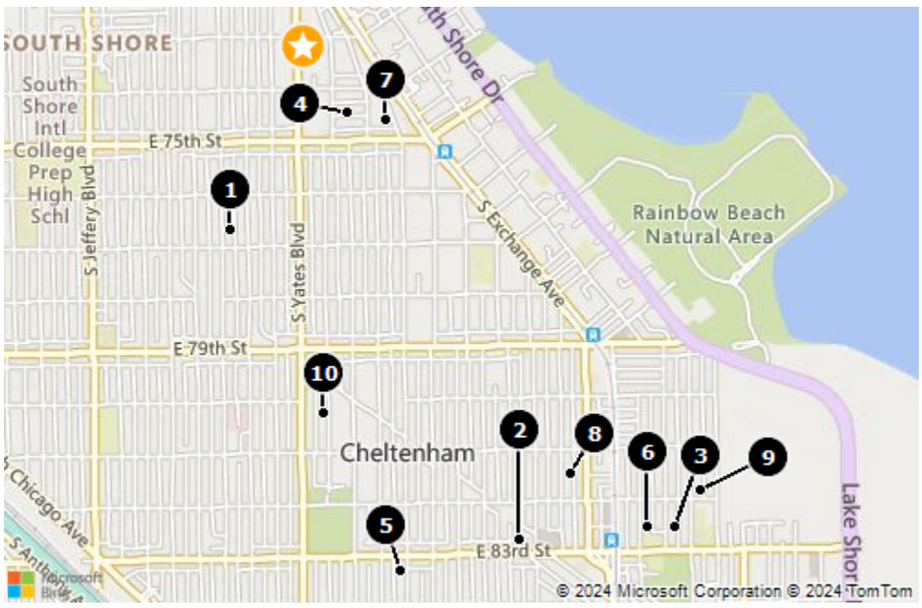
SiteX™ Report

OrderID: 91946318

SiteX Property Information Report



Subject Property Location

7309 S YATES BLVD, CHICAGO, IL 60649-5826

County:	**COOK IL**	Census Tract:	170314313.021003
Property Use:	Apartment House (fewer than 5 units)	Zoning:	
Parcel Number:	21-30-109-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A
Value Range:	N/A - N/A	Confidence Score:	N/A

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	70001
Assd Land Value:	$3,737	Market Land Value:	$37,370	Tax Year:	2022
Assd Improvement:	$10,262	Market Improvment Value:	$102,620	Total Taxable Value:	$2,879
Total Assessed Value:	$13,999	Total Assessor Market Value:	$139,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1,2,4 Block: 4 District: 70 Subdivision: SOUTH SHORE Sec/Twnship/Range: SEC 30 TWN 38N RNG 15E
Abbreviated Description: (SOUTH)(SHORE) SUB OF N FRACL HALF OF FRACL OF TOGETH ER WITH A RESUB OF LTS 1 2 4 64 66 126-127 DIV 1 OF WESTFALLS SUB OF 20
City/Muni/Twp: HYDE PARK

Property Characteristics

Lot Size:	2,990 SF	Bedrooms:		Pool:	
Building Area:	2930 SF	Baths:		Fireplace:	
Year Built:	1924	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:	3	Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Tar&Gravel
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/13/2020	Sales Price:	$300,000
Document #:	2001306116 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/09/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 17 Subdivision: THE SOUTH SHORE SUBDIVISION Sec/Twnship/Range: E2SW4SE4 S30T38NR15E 3PM
Abbreviated Description: EXCEPT NORTH63.5FTE100.5FT LOT17

Mortgage Record

Recording Date:	09/06/2019	Loan Amount:	N/A
Document #:	1924941033 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	06/01/2020	Type Finance:	

Legal Description:
Lot: 17 Subdivision: THE SOUTH SHORE SUBDIVISION Sec/Twnship/Range: E2SW4SE4 S30T38NR15E 3PM
Abbreviated Description: EXCEPT NORTH63.5FTEXC E100.5FT LOT17

Prior Transfer

Recording Date:	09/06/2019	Sales Price:	$150,000
Document #:	1924941032 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/26/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 17 Subdivision: THE SOUTH SHORE SUBDIVISION Sec/Twnship/Range: E2SW4SE4 S30T38NR15E 3PM
Abbreviated Description: EXCEPT NORTH63.5FTEXC E100.5FT LOT17

Prior Transfer

Recording Date:	07/17/2019	Sales Price:	$90,000
Document #:	1919833047 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	06/28/2019		
Document Type:	Deed		

Legal Description:
Lot: 17 Subdivision: THE SOUTH SHORE SUBDIVISION Sec/Twnship/Range: N2&E2SW4SE4 S30T38NR15E 3PM
Abbreviated Description: EXCEPT NORTH63.5FT&E100.5FT LOT17

Prior Transfer

Recording Date:	07/12/2019	Sales Price:	$60,000
Document #:	1919357086 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/01/2019		
Document Type:	Deed		

Legal Description:
Lot: 17 Subdivision: THE SOUTH SHORE SUBDIVISION Sec/Twnship/Range: N2&E2SW4SE4 S30T38NR15E 3PM
Abbreviated Description: EXCEPT NORTH63.6FTE100.5FT LOT17

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2001306116 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1,2,4 Block: 4 District: 70 Subdivision: SOUTH SHORE Sec/Twnship/Range: SEC 30 TWN 38N RNG 15E
Abbreviated Description: (SOUTH)(SHORE) SUB OF N FRACL HALF OF FRACL OF TOGETH ER WITH A RESUB OF LTS 1 2 4 64 66 126-127 DIV 1 OF WESTFALLS SUB OF 20
City/Muni/Twp: HYDE PARK

Area Sales Analysis

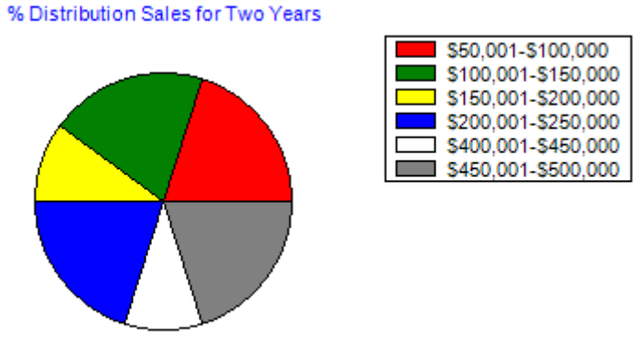
Total Area Sales	$2,406,000	Median # of Bedrooms	
Median Lot Size	3,339 SF	Median # of Baths	
Median Living Area	2,700 SF	Median Year Built	1917
Price Range - 2 Yrs	$70,000 to $492,000	Age Range	15 years to 129 years
Median Value	$201,250	Median Age	107 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.48Mi.	**7641 S LUELLA AVE** **CHICAGO, IL 60649-4107**	06/11/2024	$492,000	$156	3140	//	1920	4,410 SF	
		APN: 20-25-413-031 Document #: 2416302279 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 41&42 Block: 1 Subdivision: BOYD AND HALLS SUBDIVISION Sec/Twnship/Range: N2W2E2SE4 S25T38NR14E 3PM Abbreviated Description: Lot:41&42 Block:1 Subdivision:BOYD AND HALLS SUBDIVISION Sec/Twnship/Range:N2W2E2SE4 S25T38NR14E 3PM								
2	1.3Mi.	**8245 S BURNHAM AVE** **CHICAGO, IL 60617-2045**	06/07/2024	$175,000	$136	1280	//	1906	2,976 SF	
		APN: 21-31-225-013 Document #: 2415923086 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 13 Block: 7 Subdivision: OVERLSIP & TAYLORS ADDITION Legal Unit: 1 Abbreviated Description: Lot:13 Block:7 Subdivision:OVERLSIP & TAYLORS ADDITION Abbreviated Description:STR: S2SE4NW4&S2SE4NE4 S31T38NR15E 3PM								
3	1.46Mi.	**8231 S COLES AVE** **CHICAGO, IL 60617-2144**	06/06/2024	$105,000	$46	2259	//	1915	3,150 SF	
		APN: 21-31-232-013 Document #: 2415814527 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 13 Block: 7 Subdivision: A B MEEKERS ADDITION TO HYDE PARK Sec/Twnship/Range: SE4NE4 S31T48NR15E 3PM Abbreviated Description: Lot:13 Block:7 Subdivision:A B MEEKERS ADDITION TO HYDE PARK Sec/Twnship/Range:SE4NE4 S31T48NR15E 3PM								
4	.18Mi.	**2458 E 74TH PL** **CHICAGO, IL 60649-5643**	06/03/2024	$490,000	$122	4007	//	2009	3,585 SF	
		APN: 21-30-116-029 Document #: 2415520027 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 11&12 Subdivision: HIGH RIDGE Sec/Twnship/Range: N2 S30T38NR15E 3PM Abbreviated Description: Lot:11&12 Subdivision:HIGH RIDGE Sec/Twnship/Range:N2 S30T38NR15E 3PM Abbreviated Description:PORTION LOT11								
5	1.28Mi.	**8312 S COLFAX AVE** **CHICAGO, IL 60617-2032**	05/28/2024	$81,000	$60	1344	//	1910	3,125 SF	
		APN: 21-31-303-029 Document #: 2414914284 Document Type: Special Warranty Deed Price Code: D Land Use: Apartment House (fewer than 5 units) Legal: Lot: 6 Block: 37 Subdivision: HILLS ADDITION Sec/Twnship/Range: SW4 S31T38NR15E 3PM Abbreviated Description: Lot:6 Block:37 Subdivision:HILLS ADDITION Sec/Twnship/Range:SW4 S31T38NR15E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
6	1.43Mi.	**8231 S HOUSTON AVE** **CHICAGO, IL 60617-2148**	05/24/2024	$70,000	$51	1360	//	1895	3,150 SF	
		APN: 21-31-231-013 Document #: 2414528227 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 13 Block: 6 Subdivision: A B MEEKERS ADDITION Sec/Twnship/Range: SE4NE4 S31T38NR15E 3PM Abbreviated Description: Lot:13 Block:6 Subdivision:A B MEEKERS ADDITION Sec/Twnship/Range:SE4NE4 S31T38NR15E 3PM								
7	.26Mi.	**7436 S COLFAX AVE** **CHICAGO, IL 60649-5660**	05/22/2024	$415,500	$93	4464	//	1925	4,100 SF	
		APN: 21-30-118-012 Document #: 2414314120 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 70 Subdivision: SOUTH SHORE SUBDIVISION Sec/Twnship/Range: N2 S30T38NR15E 3PM Abbreviated Description: Lot:70 Subdivision:SOUTH SHORE SUBDIVISION Sec/Twnship/Range:N2 S30T38NR15E 3PM								
8	1.21Mi.	**8127 S ESCANABA AVE**	05/21/2024	$227,500	$180	1260	//	1895	3,025 SF	

		CHICAGO, IL 60617-1531							
		APN: 21-31-218-014 Document #: 2414220167 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 38 Block: 2 Subdivision: ALFREDCOWLES ADDITION TO CHICAGO Sec/Twnship/Range: N2SW4NW4 S31T38NR15E 3PM Abbreviated Description: Lot:38 Block:2 Subdivision:ALFREDCOWLES ADDITION TO CHICAGO Sec/Twnship/Range:N2SW4NW4 S31T38NR15E 3PM							
9	1.44Mi.	**8153 S SOUTH SHORE DR** **CHICAGO, IL 60617-1537**	05/15/2024	$110,000	$29	3784	//	1920	3,528 SF
		APN: 21-31-224-018 Document #: 2413618171 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 19 Block: 1 Subdivision: MEEKERS ADDITION TO HYDE PARK A SUBDIVISION Sec/Twnship/Range: SE4NE4 S31T38NR15E 3PM Abbreviated Description: Lot:19 Block:1 Subdivision:MEEKERS ADDITION TO HYDE PARK A SUBDIVISION Sec/Twnship/Range:SE4NE4 S31T38NR15E 3PM							
10	.88Mi.	**8010 S PHILLIPS AVE** **CHICAGO, IL 60617-7629**	05/14/2024	$240,000	$43	5470	//	1928	4,340 SF
		APN: 21-31-108-032 Document #: 2413528059 Document Type: Warranty Deed Price Code: R Land Use: Apartment House (fewer than 5 units) Legal: Lot: 29-31 Subdivision: SPEIGHTS AND OTHERS SUBDIVISION Sec/Twnship/Range: NW4 S31T38NR15E 3PM Abbreviated Description: Subdivision:SPEIGHTS AND OTHERS SUBDIVISION Sec/Twnship/Range:NW4 S31T38NR15E 3PM Abbreviated Description:PORTION LOTS29-31							

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.	**7309 S YATES BLVD**		$139,990	$13,999	2,930		1924	2,990 SF	
.01Mi.	**7305 S YATES BLVD**	**07/18/2012**	$129,990	$12,999	3,598		1923	2,958 SF	
.01Mi.	**7311 S YATES BLVD**	**11/04/2005**	$290,000	$29,000	4,878		1920	6,232 SF	
.01Mi.	**7301 S YATES BLVD**		$129,990	$12,999	3,598		1923	2,566 SF	
.01Mi.	**2409 E 73RD ST**		$149,990	$14,999	2,708		1926	3,283 SF	
.02Mi.	**7315 S YATES BLVD**	**08/07/2013**	$170,000	$17,000	2,724		1949	6,232 SF	
.02Mi.	**2413 E 73RD ST**	**12/16/2008**	$150,000	$15,000	2,708		1923	3,332 SF	
.02Mi.	**7319 S YATES BLVD**		$210,000	$21,000	3,880		1923	6,232 SF	
.02Mi.	**2417 E 73RD ST**		$149,990	$14,999	2,708		1923	3,234 SF	
.03Mi.	**7323 S YATES BLVD**		$150,000	$15,000	2,270		1913	6,232 SF	
.03Mi.	**2421 E 73RD ST**	**06/18/2001**	$54,990	$5,499	1,075	/2/1	1913	3,053 SF	
.03Mi.	**7308 S YATES BLVD**		$34,990	$3,499			1921	6,594 SF	
.03Mi.	**7308 S YATES BLVD**		$34,990	$3,499			1921	6,594 SF	
.03Mi.	**7308 S YATES BLVD**		$34,990	$3,499			1921	6,594 SF	
.03Mi.	**7306 S YATES BLVD**	**05/18/2010**	$19,990	$1,999			1921	6,594 SF	
.03Mi.	**7306 S YATES BLVD**		$34,990	$3,499			1921	6,594 SF	

Rent vs. Own

Households Occupied by Renters:	65%	Households Occupied by Owners:	20%

Demographics & Income

Median Age:	38.4 years old	Households:	23,559
Median Household Income:	$43,420	Households w/Family:	43%
Household Income Per Capita:	$34,147	Households w/Family Married:	12%
Most Common Education Level:	Some College	Households w/Family Children:	23%

School District

School District Zone:	Chicago Public School District 299	Students:	341,382
Number of Schools:	649	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade

1.73Mi.	**Chicago Vocational Career Academy High School** Number of Students: 888 Student-Teacher Ratio: NA Advanced Placement: Yes	F	Public	9 - 11
0.62Mi.	**South Shore International College Prep High School** Number of Students: 525 Student-Teacher Ratio: NA	C+	Public	12 - 12
0.53Mi.	**Powell Paideia Community Academy Elementary School** Number of Students: 532 Student-Teacher Ratio: NA	D+	Public	KG - 8

Flood Report

The Subject Property of **7309 S YATES BLVD, CHICAGO, IL 60649-5826** 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	157%	NOTABLY HIGHER
BURGLARY	155%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	163%	NOTABLY HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	175%	NOTABLY HIGHER
FORCIBLE RAPE	108%	SIMILAR
MURDER	161%	NOTABLY HIGHER
OVERALL	178%	NOTABLY HIGHER

Disaster Alerts

6/29/2023 - Severe Storms And Flooding 9/17/2023 - Severe Storms And Flooding

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