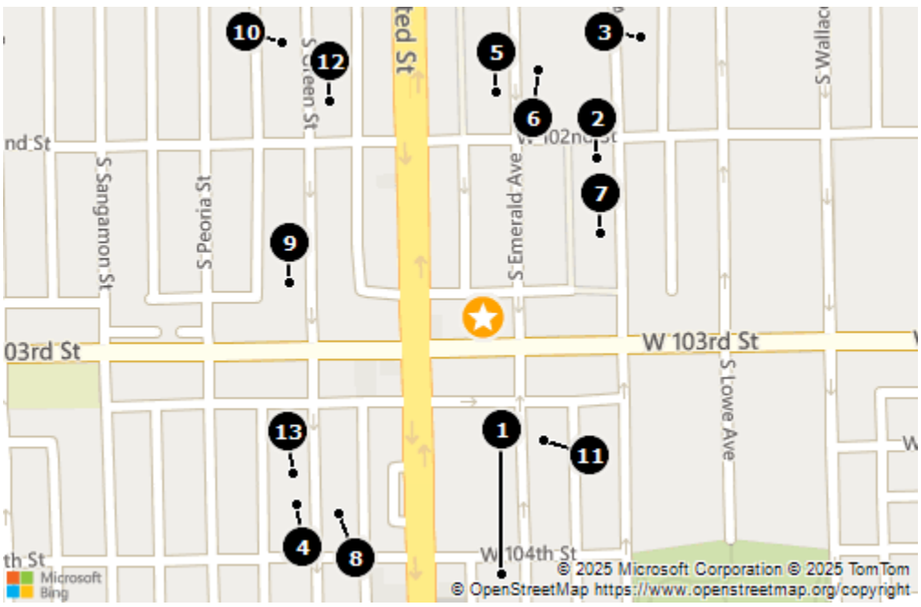
ICE SiteX Report

OrderID: 94316473

SiteX Property Information Report



Subject Property Location

740 W 103RD ST, CHICAGO, IL 60628-2342

County:	**COOK IL**	Census Tract:	170317305.003029
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-09-324-041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$264,000**	FSD:	41
Value Range:	$155,760 - $372,240	Confidence Score:	59

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	72185
Assd Land Value:	$1,755	Market Land Value:	$17,550	Tax Year:	2023
Assd Improvement:	$14,244	Market Improvment Value:	$142,440	Total Taxable Value:	$3,303
Total Assessed Value:	$15,999	Total Assessor Market Value:	$159,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

District: 72 Sec/Twnship/Range: SEC 09 TWN 37N RNG 14E
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	3,192 SF	Bedrooms:	3	Pool:	
Building Area:	988 SF	Baths:	1	Fireplace:	
Year Built:	1971	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	S/L+B	Number of Cars:	2	A/C:	
Style:		Basement:	Finished	Roof Cover:	Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/06/2022	Sales Price:	$84,871
Document #:	2215706362 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/08/2013	Sales Price:	$86,353
Document #:	1300844077 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/04/2012	Loan Amount:	N/A
Document #:	1233946627 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2042	Type Finance:	

Legal Description:
Lot: 22 Block: 41 Sec/Twnship/Range: W2NW4&SW4 S09T37NR14E 3PM
City/Muni/Twp: EAST WASHINGTON HEIGHTS

Mortgage Record

Recording Date:	02/07/2011	Loan Amount:	N/A
Document #:	1103815029 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2040	Type Finance:	

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Legal Description:
Lot: 22 Block: 41 Subdivision: EAST WASHINGTON HEIGHTS Sec/Twnship/Range: W2NW4SW4 S09T37NR14E 3P

Prior Transfer

Recording Date:	01/21/2011	Sales Price:	$86,406
Document #:	1102108296 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/03/2009	Sales Price:	$88,000
Document #:	0924612111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/12/2009		
Document Type:	Deed		

Legal Description:
Lot: 22 Block: 41 Subdivision: EAST WASHINGTON HEIGHTS Sec/Twnship/Range: W2NW4SW4 S09T37NR14E 3P

Prior Transfer

Recording Date:	04/12/2006	Sales Price:	$35,000
Document #:	0610215043 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/13/2000	Loan Amount:	N/A
Document #:	00179390 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 23 Subdivision: EAST WASHINGTON HEIGHTS Sec/Twnship/Range: W2NW4SW4 S09T37NR14E 3P
Abbreviated Description: LOTS19-30 BLK41

Prior Transfer

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

Legal Description:
District: 72 Sec/Twnship/Range: SEC 09 TWN 37N RNG 14E
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$2,059,000	Median # of Bedrooms	2
Median Lot Size	3,875 SF	Median # of Baths	1
Median Living Area	1,040 SF	Median Year Built	1927
Price Range - 2 Yrs	$50,000 to $265,000	Age Range	71 years to 133 years
Median Value	$130,000	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**10400 S EMERALD AVE** **CHICAGO, IL 60628-2302**	03/19/2025	$265,000	$192	1380	/3/1	1923	4,966 SF	
		APN: 25-16-108-013 Document #: 2507823024 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Subdivision: HILLSTROM AND DEYOUNGS ADDITION TO FERNWOOD PARK Sec/Twnship/Range: S16T37NR14E 3PM Abbreviated Description: Lot:17 Subdivision:HILLSTROM AND DEYOUNGS ADDITION TO FERNWOOD PARK Sec/Twnship/Range:S16T37NR14E 3PM								
2	.12Mi.	**10200 S UNION AVE** **CHICAGO, IL 60628-1829**	02/11/2025	$80,000	$55	1450	/3/1	1892	6,050 SF	
		APN: 25-09-325-014 Document #: 2504220199 Document Type: Limited Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 1&2 Block: 42 Subdivision: EAST WASHINGTON HEIGHTS Sec/Twnship/Range: SW4&W2NW4 S09T37NR14E 3PM Abbreviated Description: Lot:1&2 Block:42 Subdivision:EAST WASHINGTON HEIGHTS Sec/Twnship/Range:SW4&W2NW4 S09T37NR14E 3PM								
3	.2Mi.	**10131 S UNION AVE** **CHICAGO, IL 60628-1826**	01/29/2025	$125,000	$123	1014	/2/1	1919	3,750 SF	
		APN: 25-09-318-012 Document #: 2502914038 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Subdivision: EAST WASHINGTON HEIGHTS MapRef: DOC 7139575 Sec/Twnship/Range: SW4&W2NW4 S09T37NR14E 3PM Abbreviated Description: Lot:7 Subdivision:EAST WASHINGTON HEIGHTS Map Ref:DOC 7139575Sec/Twnship/Range:SW4&W2NW4 S09T37NR14E 3PM								
4	.16Mi.	**10344 S GREEN ST** **CHICAGO, IL 60643-3012**	12/24/2024	$130,000	$109	1190	/3/1	1939	3,660 SF	
		APN: 25-17-206-036 Document #: 2435902256 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: FERNWOOD MANOR Abbreviated Description: Lot:20 Subdivision:FERNWOOD MANOR Abbreviated Description:STR: N2NE4NE4&W2N2NE4NE4 S17T37NR14E 3PM								
5	.14Mi.	**10146 S EMERALD AVE** **CHICAGO, IL 60628-1809**	12/13/2024	$190,500	$164	1158	/2/2	1938	3,875 SF	
		APN: 25-09-316-040 Document #: 2434824193 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 19&20 Block: 40 Subdivision: EAST WASHINGTON HEIGHTS Sec/Twnship/Range: W2NW4SW4 S09T37NR14E 3PM Abbreviated Description: Block:40 Subdivision:EAST WASHINGTON HEIGHTS Sec/Twnship/Range:W2NW4SW4 S09T37NR14E 3PM Abbreviated Description:PORTION LOTS19&20								
6	.15Mi.	**10141 S EMERALD AVE** **CHICAGO, IL 60628-1808**	11/01/2024	$50,000	$59	840	/2/1	1918	3,750 SF	
		APN: 25-09-317-014 Document #: 2430624046 Document Type: Special Warranty Deed Price Code: R Land Use: Single Family Residential								

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Legal: Lot: 37 Block: 38 Subdivision: EAST WASHINGTON HEIGHTS MapRef: DOC 7139075 Sec/Twnship/Range: SW4&W2SW4 S09T37NR14E 3PM Abbreviated Description: Lot:37 Block:38 Subdivision:EAST WASHINGTON HEIGHTS Map Ref:DOC 7139075Sec/Twnship/Range:SW4&W2SW4 S09T37NR14E 3PM

7	.08Mi.	**10224 S UNION AVE** **CHICAGO, IL 60628-1829**	09/16/2024	$195,000	$134	1446	/4/1	1949	6,250 SF

APN: 25-09-325-036 Document #: 2426030029
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 42 Subdivision: EAST WASHINGTON HEIGHTS Abbreviated Description: Lot:11&12 Block:42 Subdivision:EAST WASHINGTON HEIGHTS

8	.14Mi.	**10349 S GREEN ST** **CHICAGO, IL 60643-3011**	08/26/2024	$235,000	$281	836	/2/1	1919	3,750 SF

APN: 25-17-207-021 Document #: 2423922103
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 22 Block: 1 Subdivision: FERNWOOD MANOR Abbreviated Description: Lot:22 Subdivision:FERNWOOD MANOR Abbreviated Description:STR: N2NE4NE4 S17&W2N2NE4NE4 S17T37NR14E 3PN

9	.12Mi.	**10238 S GREEN ST** **CHICAGO, IL 60643-2342**	07/01/2024	$93,500	$92	1012	/2/1	1925	3,690 SF

APN: 25-08-430-029 Document #: 2418314111
Document Type: Special Warranty Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 48 Subdivision: PAUL STREINBRECHER AND COMPANYS HALSTED Sec/Twnship/Range: SW4 S08T37NR14E 3PM Abbreviated Description: Lot:48 Subdivision:PAUL STREINBRECHER AND COMPANYS HALSTED Sec/Twnship/Range:SW4 S08T37NR14E 3PM

10	.21Mi.	**10128 S GREEN ST** **CHICAGO, IL 60643-2217**	05/20/2024	$250,000	$240	1040	/3/1	1954	4,026 SF

APN: 25-08-422-071 Document #: 2414124784
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 12&13 Block: 1 Subdivision: BAKERS SUBDIVISION Sec/Twnship/Range: SE4 S08T37NR14E 3PM Abbreviated Description: Lot:12&13 Block:1 Subdivision:BAKERS SUBDIVISION Sec/Twnship/Range:SE4 S08T37NR14E 3PM

11	.08Mi.	**10325 S EMERALD AVE** **CHICAGO, IL 60628-2319**	05/20/2024	$260,000	$264	982	/2/1	1927	4,000 SF

APN: 25-16-101-013 Document #: 2414114112
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 41-43 Block: 1 Subdivision: WHITESIDES SUBDIVISION Sec/Twnship/Range: W2 S16T37NR14E 3PM Abbreviated Description: Subdivision:WHITESIDES SUBDIVISION Sec/Twnship/Range:W2 S16T37NR14E 3PM Abbreviated Description:PORTION LOTS41-43

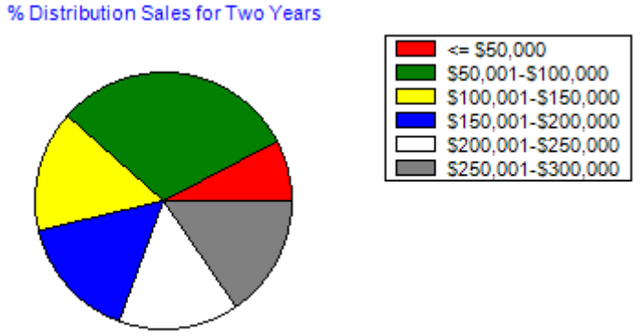
12	.16Mi.	**10145 S GREEN ST** **CHICAGO, IL 60643-2216**	03/27/2024	$85,000	$73	1152	/3/1	1945	4,960 SF

APN: 25-08-423-013 Document #: 2408702203
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: BARBERS SUBDIVISION Sec/Twnship/Range: SE4 S08T37NR14E 3PM Abbreviated Description: Lot:18 Subdivision:BARBERS SUBDIVISION Sec/Twnship/Range:SE4 S08T37NR14E 3PM

13	.15Mi.	**10334 S GREEN ST** **CHICAGO, IL 60643-3012**	03/18/2024	$100,000	$112	891	/2/1	1954	3,660 SF

APN: 25-17-206-032 Document #: 2407824372
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 16 Block: 2 Subdivision: FERNWOOD MANOR Sec/Twnship/Range: N2NE4NE4 S17T37NR14E 3PM Abbreviated Description: Lot:16 Block:2 Subdivision:FERNWOOD MANOR Sec/Twnship/Range:N2NE4NE4 S17T37NR14E 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.

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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.	**740 W 103RD ST**		$159,990	$15,999	988	/3/1	1971	3,192 SF	
0Mi.	**742 W 103RD ST**	**12/01/2014**	$159,990	$15,999	988	/3/1	1971	3,192 SF	
.02Mi.	**10242 S EMERALD AVE**		$58,870	$5,887	1,015	/3/2	1921	6,250 SF	
.03Mi.	**10241 S HALSTED ST**		$40,000	$4,000	970	/2/1	1893	5,400 SF	
.03Mi.	**10238 S EMERALD AVE**		$149,990	$14,999	1,090	/3/1	1953	6,250 SF	
.03Mi.	**10247 S EMERALD AVE**	**11/06/1989**	$64,990	$6,499	754	/2/1	1898	6,336 SF	
.04Mi.	**10232 S EMERALD AVE**	**11/08/2013**	$64,990	$6,499	1,213	/3/1	1927	6,250 SF	
.05Mi.	**10226 S EMERALD AVE**		$109,990	$10,999	1,056	/2/1	1927	4,625 SF	
.05Mi.	**10239 S EMERALD AVE**		$29,980	$2,998	528	/2/1	1918	4,687 SF	
.05Mi.	**712 W 103RD ST**		$57,180	$5,718	1,032	/2/1	1893	5,985 SF	
.05Mi.	**10222 S EMERALD AVE**	**01/11/2008**	$69,990	$6,999	784	/2/1	1921	4,750 SF	
.06Mi.	**10316 S EMERALD AVE**		$34,990	$3,499	594	/2/1	1918	3,125 SF	
.06Mi.	**10231 S EMERALD AVE**		$69,990	$6,999	882	/2/1	1888	4,687 SF	
.06Mi.	**710 W 103RD ST**		$100,000	$10,000	918	/4/1	1971	3,591 SF	
.06Mi.	**10220 S EMERALD AVE**		$74,990	$7,499	987	/2/1	1911	3,750 SF	
.06Mi.	**10320 S EMERALD AVE**		$49,990	$4,999	1,656	/3/2	1888	3,125 SF	

Rent vs. Own

Households Occupied by Renters:	38%	Households Occupied by Owners:	49%

Demographics & Income

Median Age:	39.9 years old	Households:	23,379
Median Household Income:	$54,704	Households w/Family:	62%
Household Income Per Capita:	$27,015	Households w/Family Married:	23%
Most Common Education Level:	Some College	Households w/Family Children:	28%

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
0.64Mi.	**Julian High School** Number of Students: 453 Student-Teacher Ratio: NA	F	Public	9 - 12
0.29Mi.	**Fernwood Elementary School** Number of Students: 262 Student-Teacher Ratio: NA	B-	Public	PK - 8

Flood Report

The Subject Property of **740 W 103RD ST, CHICAGO, IL 60628-2342** 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	118%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	52%	NOTABLY LOWER
AGGRAVATED ASSAULT	124%	HIGHER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	83%	LOWER
OVERALL	118%	HIGHER

Disaster Alerts

6/29/2023 - Severe Storms And Flooding 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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ICE SiteX Report

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