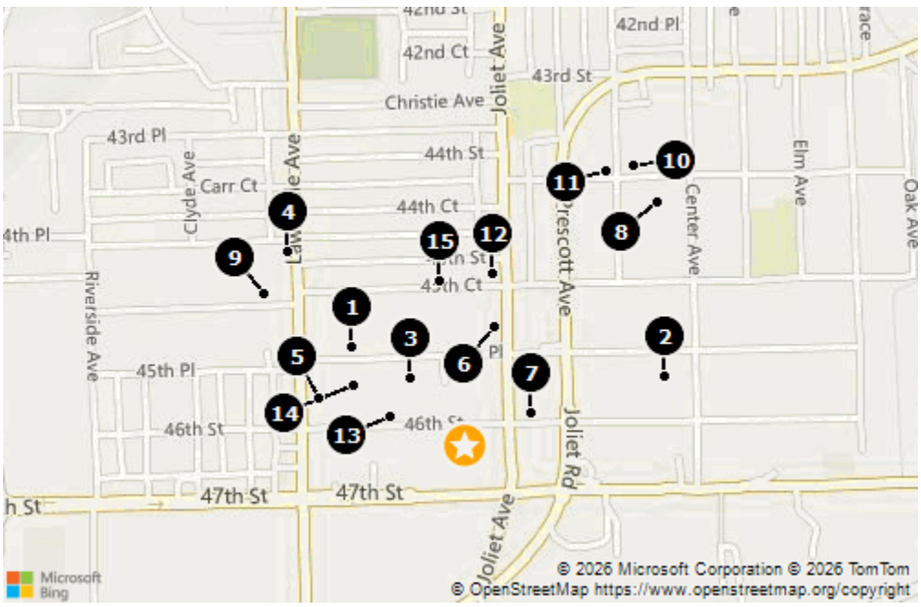
ICE SiteX Report

OrderID: 98722636

SiteX Property Information Report



Subject Property Location

8019 46TH ST, LYONS, IL 60534-2055

County:	**COOK IL**	Census Tract:	170318192.002021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	18-02-422-066	Thomas Bros Pg-Grid:	

Valuation

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

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	21049
Assd Land Value:	$4,648	Market Land Value:	$46,480	Tax Year:	2024
Assd Improvement:	$23,352	Market Improvment Value:	$233,520	Total Taxable Value:	$9,312
Total Assessed Value:	$28,000	Total Assessor Market Value:	$280,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 21 Subdivision: COMPANY ADD Sec/Twnship/Range: SEC 02 TWN 38N RNG 12E
Abbreviated Description: H O (STONE) & COMPANY ADD TO (RIVERSIDE) ACRES SEC 02-38-12
City/Muni/Twp: LYONS

Property Characteristics

Lot Size:	8,084 SF	Bedrooms:	5	Pool:	
Building Area:	2166 SF	Baths:	2	Fireplace:	
Year Built:	1915	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Wood
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1.5+A	Number of Cars:	3	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/18/2026	Sales Price:	N/A
Document #:	2604902286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/24/2022	Sales Price:	$320,000
Document #:	2223621070 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/18/2022		
Document Type:			
Legal Description:			

Lot: 34 Subdivision: H O STONES ADDITION Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM
Abbreviated Description: PORTION LOT34
City/Muni/Twp: RIVERSIDE ACRES

Prior Transfer

Recording Date:	08/19/2022	Sales Price:	$182,631
Document #:	2223134060 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	07/18/2022	Sales Price:	$320,000
Document #:	2223621070 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 21 Subdivision: COMPANY ADD Sec/Twnship/Range: SEC 02 TWN 38N RNG 12E
Abbreviated Description: H O (STONE) & COMPANY ADD TO (RIVERSIDE) ACRES SEC 02-38-12
City/Muni/Twp: LYONS

Prior Transfer

Recording Date:	12/20/2016	Sales Price:	N/A
Document #:	1635508004 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/13/2015	Sales Price:	$186,000
Document #:	1507215020 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/11/2015		
Document Type:			

Legal Description:
Lot: 34 Subdivision: H O STONES ADDITION Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM
City/Muni/Twp: RIVERSIDE ACRES

Prior Transfer

Recording Date:	02/11/2015	Sales Price:	$186,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/23/2013	Sales Price:	$75,000
Document #:	1335719069 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	12/18/2013		
Document Type:			

Legal Description:
Lot: 34 Subdivision: H O STONES ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM

Prior Transfer

Recording Date:	06/18/2013	Sales Price:	N/A
Document #:	1316947059 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/17/2013		
Document Type:			

Legal Description:
Lot: 34 Subdivision: H O STONE AND COMPANYS ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM
Abbreviated Description: W43FT E96FT LOT 34

Prior Transfer

Recording Date:	04/14/2005	Sales Price:	$105,800
Document #:	0510421076 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/31/2005	Loan Amount:	N/A
Document #:	0509022212 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 34 Subdivision: H O STONES ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range: SE4SE4 S02T38NR12E 3P
Abbreviated Description: WEST43 FT E96 FT LOT34

Mortgage Record

Recording Date:	02/01/1999	Loan Amount:	N/A
Document #:	99103197 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2014	Type Finance:	

Legal Description:
Lot: 34 Subdivision: H O STONE & COMPANYS ADD TO RIVERSIDE ACRES Sec/Twnship/Range: S02T38NR12E 3P
Abbreviated Description: WEST43 FT E96 FT LOT34

Prior Transfer

Recording Date:	05/21/1998	Sales Price:	N/A
Document #:	98422142 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/1994		
Document Type:			

Legal Description:
Lot: 34 Subdivision: H O STONES ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range: SE4SE4 S02T38NR12E 3P
Abbreviated Description: WEST43 FT E96 FT LOT34

Prior Transfer

Recording Date:	05/20/1994	Sales Price:	$87,000
Document #:	94454809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/1994		
Document Type:			

Legal Description:
Lot: 34 Subdivision: H O STONES ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range: SE4SE4 S02T38NR12E 3P
Abbreviated Description: EAST 96 FT LOT 34 IN H O STONE'S ADD TO RIVERSIDE SE4 SE4 SEC02 T38N R12E 3P

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Area Sales Analysis

Total Area Sales	$4,671,500	Median # of Bedrooms	3
Median Lot Size	6,768 SF	Median # of Baths	1
Median Living Area	1,302 SF	Median Year Built	1956
Price Range - 2 Yrs	$140,000 to $430,000	Age Range	37 years to 118 years
Median Value	$315,000	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**8130 45TH PL** **LYONS, IL 60534-1815**	10/13/2026	$250,000	$189	1320	6/3/1	1951	6,760 SF	
		APN: 18-02-412-073 Document #: 2628623185 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: O H STONES AND COMPANYS ADDITION Sec/Twnship/Range: SE4 S02T38NR12E 3PM Abbreviated Description: Lot:14 Subdivision:O H STONES AND COMPANYS ADDITION Sec/Twnship/Range:SE4 S02T38NR12E 3PM								
2	.25Mi.	**7841 45TH PL** **LYONS, IL 60534-1943**	07/30/2026	$310,000	$349	886	5/3/1	1958	9,234 SF	
		APN: 18-01-319-011 Document #: 2621120021 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 30 Subdivision: RIVERSIDE ACRES Sec/Twnship/Range: S2 S01T38NR12E 3PM Abbreviated Description: Subdivision:RIVERSIDE ACRES Sec/Twnship/Range:S2 S01T38NR12E 3PM Abbreviated Description:PORTION LOT30								
3	.11Mi.	**8047 45TH PL** **LYONS, IL 60534-1812**	07/13/2026	$359,000	$256	1400	6/3/1	1908	9,400 SF	
		APN: 18-02-417-087 Document #: 2619422009 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21 Subdivision: H Q STONE AND COMPANYS ADDITION Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM Abbreviated Description: Subdivision:H Q STONE AND COMPANYS ADDITION Sec/Twnship/Range:SE4SE4 S02T38NR12E 3PM Abbreviated Description:PORTION LOT21 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE								
4	.32Mi.	**4448 LAWNDALE AVE** **LYONS, IL 60534-1753**	06/10/2026	$260,000	$270	960	5/3/1	1956	5,187 SF	
		APN: 18-02-409-074 Document #: 2616119051 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: H O STONE AND COMPANYS 4TH ADDITION Sec/Twnship/Range: W2SE4 S02T38NR12E 3PM Abbreviated Description: Subdivision:H O STONE AND COMPANYS 4TH ADDITION Sec/Twnship/Range:W2SE4 S02T38NR12E 3PM Abbreviated Description:PORTION LOT1 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE								
5	.19Mi.	**4541 LAWNDALE AVE** **LYONS, IL 60534-1728**	05/13/2026	$370,000	$324	1141	5/3/1	1957	5,800 SF	
		APN: 18-02-417-060 Document #: 2613325195 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4 Subdivision: OWNERS SUBDIVISION Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM Abbreviated Description: Lot:4 Subdivision:OWNERS SUBDIVISION Sec/Twnship/Range:SE4SE4 S02T38NR12E 3PM								
6	.15Mi.	**4518 JOLIET AVE** **LYONS, IL 60534-1817**	04/29/2026	$140,000	$89	1558	6/3/1	1953	6,633 SF	
		APN: 18-02-412-081 Document #: 2611908015 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2 Subdivision: H O STONE AND COMPANYS ADDITION Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM Abbreviated Description: Subdivision:H O STONE AND COMPANYS ADDITION Sec/Twnship/Range:SE4SE4 S02T38NR12E 3PM Abbreviated Description:PORTION LOT2 City/Muni/Twp:RIVERSIDE City/Muni/Twp: RIVERSIDE								
7	.08Mi.	**4617 JOLIET AVE** **LYONS, IL 60534-2202**	04/14/2026	$315,000	$241	1302	5/3/1	1960	5,033 SF	
		APN: 18-01-318-024 Document #: 2610407001 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 36 Subdivision: RIVERSIDE ACRES Sec/Twnship/Range: S2 S01T38NR12E 3PM Abbreviated Description: Lot:36 Subdivision:RIVERSIDE ACRES Sec/Twnship/Range:S2 S01T38NR12E 3PM								
8	.37Mi.	**7841 44TH ST** **LYONS, IL 60534-1542**	01/20/2026	$275,000	$223	1232	5/3/1	1949	8,500 SF	
		APN: 18-01-310-024 Document #: 2602020248 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 113&114 Subdivision: MEYERS 2ND ADDITION Sec/Twnship/Range: S2N2SW4 S01T38NR12E 3PM Abbreviated Description: Subdivision:MEYERS 2ND ADDITION Sec/Twnship/Range:S2N2SW4 S01T38NR12E 3PM Abbreviated Description:PORTION LOTS113&114 City/Muni/Twp:RIVER HIGHLANDS City/Muni/Twp: RIVER HIGHLANDS								
9	.31Mi.	**8214 45TH ST** **LYONS, IL 60534-1705**	01/14/2026	$362,500	$238	1520	7/3/1	1989	8,650 SF	
		APN: 18-02-409-095 Document #: 2601425179 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: KRIZKAS RESUBDIVISION Sec/Twnship/Range: W2SE4 S02T38NR12E 3PM Abbreviated Description: Lot:1 Subdivision:KRIZKAS RESUBDIVISION Sec/Twnship/Range:W2SE4 S02T38NR12E 3PM								
10	.4Mi.	**4343 AMELIA AVE** **LYONS, IL 60534-1523**	01/05/2026	$265,000	$208	1272	5/3/1	1953	5,096 SF	
		APN: 18-01-303-033 Document #: 2600528062 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 47 Subdivision: MEYERS RIVER HIGHLANDS SUBDIVISION Sec/Twnship/Range: N2N2SW4 S01T38NR12E 3PM Abbreviated Description: Subdivision:MEYERS RIVER HIGHLANDS SUBDIVISION Sec/Twnship/Range:N2N2SW4 S01T38NR12E 3PM Abbreviated Description:PORTION LOT47								
11	.37Mi.	**4346 AMELIA AVE** **LYONS, IL 60534-1540**	09/05/2025	$330,000	$299	1103	5/3/1	1966	5,145 SF	
		APN: 18-01-302-023 Document #: 2524810040 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 58 Subdivision: MEYERS RIVER HIGHLAND SUBDIVISION Sec/Twnship/Range: N2N2SW4 S01T38NR12E 3PM Abbreviated Description: Subdivision:MEYERS RIVER HIGHLAND SUBDIVISION Sec/Twnship/Range:N2N2SW4 S01T38NR12E 3PM Abbreviated Description:PORTION LOT58								
12	.21Mi.	**4444 JOLIET AVE** **LYONS, IL 60534-2124**	09/03/2025	$430,000	$176	2436	10/4/2	1956	7,480 SF	

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APN: 18-02-410-053 Document #: 2524631063
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4SE4 S02T38NR12E 3PM Abbreviated Description: Sec/Twnship/Range:NE4SE4 S02T38NR12E 3PM

13	.1Mi.	**8110 46TH ST** **LYONS, IL 60534-1859**	07/22/2025	$360,000	$299	1202	5/3/1	1951	14,664 SF

APN: 18-02-417-036 Document #: 2520320225
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 28 Subdivision: H O STONE COMPANYS ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range: SE4 S02T38NR12E 3PM Abbreviated Description: Subdivision:H O STONE COMPANYS ADDITION TO RIVERSIDE ACRES Sec/Twnship/Range:SE4 S02T38NR12E 3PM Abbreviated Description:PORTION LOT28

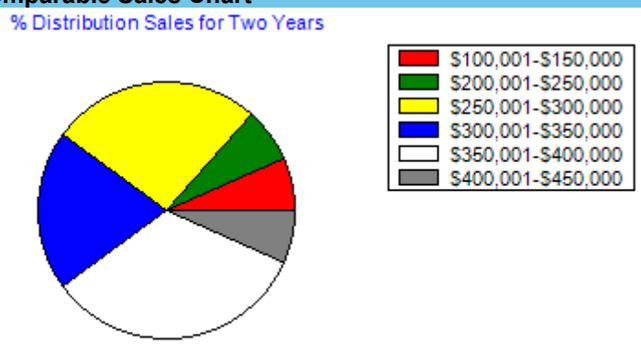
14	.16Mi.	**8129 45TH PL** **LYONS, IL 60534-1814**	07/08/2025	$380,000	$255	1485	7/3/1	1989	6,768 SF

APN: 18-02-417-079 Document #: 2518920070
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: H O STONE AND COMPANY ADDITION Sec/Twnship/Range: S02T38NR12E 3PM Abbreviated Description: Subdivision:H O STONE AND COMPANY ADDITION Sec/Twnship/Range:S02T38NR12E 3PM Abbreviated Description:PORTION LOT23 City/Muni/Twp:RIVERSIDE ACRES City/Muni/Twp: RIVERSIDE ACRES

15	.17Mi.	**8033 45TH CT** **LYONS, IL 60534-1809**	06/12/2025	$265,000	$200	1325	6/3/1	1953	8,779 SF

APN: 18-02-412-032 Document #: 2516319091
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 1,5,6 Subdivision: H O STONES AND COMPANYS ADDITION Sec/Twnship/Range: SE4SE4 S02T38NR12E 3PM Abbreviated Description: Lot:1,5,6 Subdivision:H O STONES AND COMPANYS ADDITION Sec/Twnship/Range:SE4SE4 S02T38NR12E 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.

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.	**8019 46TH ST**	**07/18/2022**	$280,000	$28,000	2,166	8/5/2	1915	8,084 SF	
.01Mi.	**8021 46TH ST**	**05/01/2006**	$190,010	$19,001	1,298	6/3/1	1954	6,580 SF	
.02Mi.	**8027 46TH ST**	**11/01/2003**	$180,010	$18,001	944	5/2/1	1926	12,220 SF	
.02Mi.	**8013 46TH ST**	**03/01/2010**	$222,220	$22,222	1,151	6/3/2	1979	5,700 SF	
.03Mi.	**8039 46TH ST**	**02/01/2021**	$180,000	$18,000	1,382	7/3/1	1929	12,784 SF	
.03Mi.	**4626 JOLIET AVE**	**12/08/2016**	$190,000	$19,000	1,040	6/3/1	1908	8,892 SF	
.04Mi.	**4628 JOLIET AVE**	**06/01/2003**	$280,010	$28,001	1,398	6/3/1	2001	8,820 SF	
.04Mi.	**4624 JOLIET AVE**		$200,000	$20,000	966	5/2/1	1909	8,372 SF	
.04Mi.	**4620 JOLIET AVE**	**03/01/2003**	$288,460	$28,846	1,445	6/3/2	2003	6,500 SF	
.04Mi.	**8041 46TH ST**	**01/01/2001**	$285,100	$28,510	1,558	5/3/2	1993	9,400 SF	
.04Mi.	**4630 JOLIET AVE**	**03/01/2004**	$280,010	$28,001	1,398	6/3/1	2001	8,820 SF	
.05Mi.	**8012 46TH ST**	**05/15/1997**	$220,010	$22,001	1,206	5/3/1	1977	5,700 SF	
.05Mi.	**4642 JOLIET AVE**		$220,000	$22,000	1,494	7/4/1	1908	9,000 SF	
.05Mi.	**8016 46TH ST**		$200,000	$20,000	1,410	6/3/1	1950	9,212 SF	
.05Mi.	**8045 46TH ST**	**02/10/1987**	$210,000	$21,000	1,124	5/3/1	1939	7,332 SF	
.05Mi.	**8014 46TH ST**	**05/16/2016**	$170,000	$17,000	988	6/3/1	1950	9,212 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	37.4 years old	Households:	3,634
Median Household Income:	$71,332	Households w/Family:	61%
Household Income Per Capita:	$32,664	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

ICE SiteX Report

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School District

School District Zone:	Lyons School District 103	Students:	2,042
Number of Schools:	6	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Costello School** Number of Students: 228 Student-Teacher Ratio: 8.54	C-	Public	PK - 5
0.35Mi.	**Costello School** Number of Students: 228 Student-Teacher Ratio: 8.54	C-	Public	PK - 5
2.94Mi.	**J Sterling Morton West High School** Number of Students: 3,374 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	D	Public	9 - 12
2.94Mi.	**J Sterling Morton West High School** Number of Students: 3,374 Student-Teacher Ratio: 15.48 Advanced Placement: Yes	D	Public	9 - 12
0.76Mi.	**Washington Middle School** Number of Students: 659 Student-Teacher Ratio: 11.17	D	Public	6 - 8
0.76Mi.	**Washington Middle School** Number of Students: 659 Student-Teacher Ratio: 11.17	D	Public	6 - 8

Flood Report

The Subject Property of **8019 46TH ST, LYONS, IL 60534-2055** 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	93%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	170%	NOTABLY HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	160%	NOTABLY HIGHER
MURDER	77%	NOTABLY LOWER
OVERALL	73%	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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