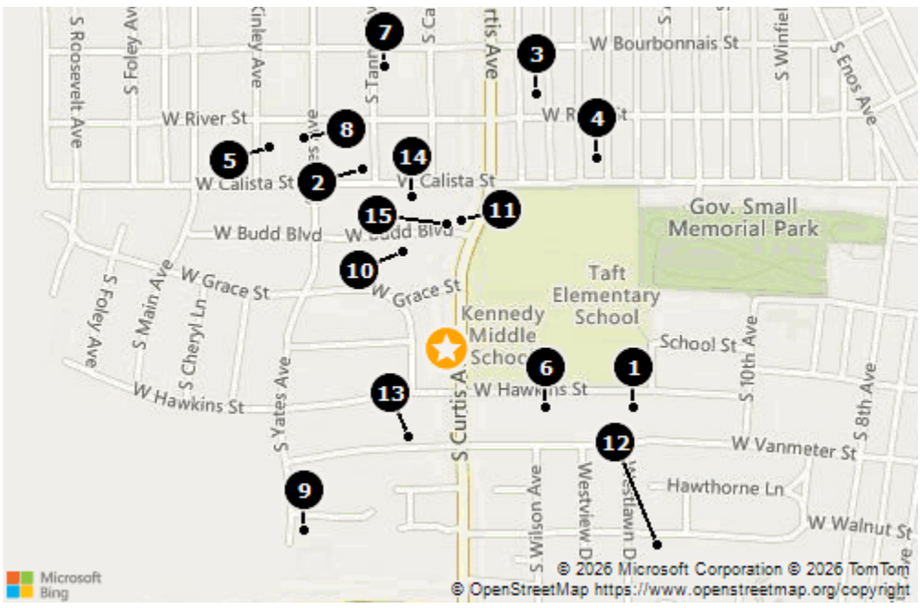
ICE SiteX Report

OrderID: 98444469

SiteX Property Information Report



Subject Property Location

869 S CURTIS AVE, KANKAKEE, IL 60901-4685

County:	**KANKAKEE IL**	Census Tract:	170910122.001018
Property Use:	Single Family Residential (Assumed)	Zoning:	
Parcel Number:	16-16-01-408-013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$216,000**	FSD:	15	Common Confidence Score:	46
Value Range:	$183,600 - $248,400	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	16003
Assd Land Value:	$8,316	Market Land Value:	$24,948	Tax Year:	2024
Assd Improvement:	$56,731	Market Improvment Value:	$170,193	Total Taxable Value:	$6,781
Total Assessed Value:	$65,047	Total Assessor Market Value:	$195,141	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12,13 Block: 5 District: 16 Subdivision: GRACEFIELD SUB
Abbreviated Description: GRACEFIELD SUB LOT 13 & S 5' LOT 12 BLK 5 01-30-14W
City/Muni/Twp: KANKAKEE

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/19/2021	Sales Price:	N/A
Document #:	202114668 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/21/2019	Sales Price:	N/A
Document #:	201913196 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/28/2019	Sales Price:	$174,900
Document #:	201912111 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 12,13 Block: 5 District: 16 Subdivision: GRACEFIELD SUB
Abbreviated Description: GRACEFIELD SUB LOT 13 & S 5' LOT 12 BLK 5 01-30-14W
City/Muni/Twp: KANKAKEE

Prior Transfer

Recording Date:	10/28/2019	Sales Price:	$175,000

ICE SiteX Report

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Document #:	201912111 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/25/2019		
Document Type:			

Legal Description:
Lot: 13 12 Subdivision: GRACEFIELD SUB Map Ref: PB F PG 327

Prior Transfer

Recording Date:	06/02/2016	Sales Price:	$133,500
Document #:	201606175 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/2016		
Document Type:			

Legal Description:
Subdivision: GRACEFIELD

Prior Transfer

Recording Date:	05/24/2016	Sales Price:	N/A
Document #:	201605733 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/14/2013	Sales Price:	$143,645
Document #:	201302424 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/29/2013	Loan Amount:	N/A
Document #:	201301517 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	FIX

Legal Description:
Subdivision: GRACEFIELD

Prior Transfer

Recording Date:	02/21/2008	Sales Price:	$146,000
Document #:	200803272 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/15/2008		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,818,500	Median # of Bedrooms	
Median Lot Size	7,800 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$115,000 to $255,000	Age Range	
Median Value	$194,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1124 W HAWKINS ST** **KANKAKEE, IL 60901-4616**	06/26/2026	$194,000			//		14,595 SF	
		APN: 16-17-06-303-016 Document #: 202607213 Document Type: Price Code: D Land Use: Single Family Residential (Assumed) Legal: Lot: 1 116 117 Section: 6 Subdivision: KNOLLWOOD SUB Sec/Twnship/Range: SW4 T30N R13W Abbreviated Description: Lot:1 116 117 Section:6 Subdivision:KNOLLWOOD SUB Sec/Twnship/Range:SW4 T30N R13W								
2	.24Mi.	**681 S TANNER AVE** **KANKAKEE, IL 60901-3143**	06/02/2026	$151,500			//		7,500 SF	
		APN: 16-16-01-229-013 Document #: 202606155 Document Type: Price Code: F Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 30 Section: 1 MapRef: BK C PG 16 Sec/Twnship/Range: NE4 T30N R14W Abbreviated Description: Lot:6 Block:30 Section:1 Map Ref:BK C PG 16Sec/Twnship/Range:NE4 T30N R14W								
3	.33Mi.	**565 S SMALL AVE** **KANKAKEE, IL 60901-3253**	05/27/2026	$120,000			//		7,500 SF	
		APN: 16-17-06-115-014 Document #: 202605941 Document Type: Price Code: F Land Use: Single Family Residential (Assumed) Legal: Lot: 6 Block: 52 Section: 6 MapRef: BK C PG 18 Sec/Twnship/Range: T30N R13W Abbreviated Description: Lot:6 Block:52 Section:6 Map Ref:BK C PG 18Sec/Twnship/Range:T30N R13W								
4	.29Mi.	**665 S MAY AVE** **KANKAKEE, IL 60901-3332**	05/26/2026	$140,000			//		7,500 SF	
		APN: 16-17-06-123-011 Document #: 202605864 Document Type: Price Code: F Land Use: Single Family Residential (Assumed) Legal: Lot: 5 Block: 56 Section: 1 6 Subdivision: 2ND SUB MapRef: BK C PG 18 Sec/Twnship/Range: NW4 T30N R13W Abbreviated Description: Lot:5 Block:56 Section:1 6 Subdivision:2ND SUB Map Ref:BK C PG 18Sec/Twnship/Range:NW4 T30N R13W								
5	.32Mi.	**640 S MCKINLEY AVE** **KANKAKEE, IL 60901-3047**	04/17/2026	$125,000			//		7,500 SF	
		APN: 16-16-01-228-004 Document #: 202604228 Document Type: Price Code: F Land Use: Single Family Residential (Assumed) Legal: Lot: 10 Block: 29 Section: 1 MapRef: BK C PG 16 Sec/Twnship/Range: NE4 T30N R14W Abbreviated Description: Lot:10 Block:29 Section:1 Map Ref:BK C PG 16Sec/Twnship/Range:NE4 T30N R14W								
6	.14Mi.	**1224 W HAWKINS ST** **KANKAKEE, IL 60901-4617**	03/25/2026	$225,000			//		11,352 SF	
		APN: 16-17-06-303-008 Document #: 202603233 Document Type: Price Code: F Land Use: Single Family Residential (Assumed)								

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Legal: Lot: 125 1 4 Section: 6 Subdivision: KNOLLWOOD SUB Sec/Twnship/Range: SW4 T30N R13W Abbreviated Description: Lot:125 1 4 Section:6 Subdivision:KNOLLWOOD SUB Sec/Twnship/Range:SW4 T30N R13W

7	.35Mi.	**530 S TANNER AVE** **KANKAKEE, IL 60901-3142**	03/04/2026	$115,000	//	7,500 SF

APN: 16-16-01-222-002 Document #: 202602464
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 10 Block: 18 Section: 1 Subdivision: FIRST SUB MapRef: PG 16 BK C Sec/Twnship/Range: NE4 T30N R14W Abbreviated Description: Lot:10 Block:18 Section:1 Subdivision:FIRST SUB Map Ref:PG 16 BK CSec/Twnship/Range:NE4 T30N R14W

8	.31Mi.	**623 S YATES AVE** **KANKAKEE, IL 60901-3151**	03/04/2026	$190,000	//	7,500 SF

APN: 16-16-01-228-010 Document #: 202602425
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 2 Block: 29 Section: 1 MapRef: PL C PG 16 Sec/Twnship/Range: NE4 T30N R14W Abbreviated Description: Lot:2 Block:29 Section:1 Map Ref:PL C PG 16Sec/Twnship/Range:NE4 T30N R14W

9	.29Mi.	**1496 TIMBER RIDGE CT** **KANKAKEE, IL 60901-4559**	02/13/2026	$200,000	//	SF

APN: 16-16-01-419-032 Document #: 202601548
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 32 Section: 1 Subdivision: TIMBER RIDGE SUB Sec/Twnship/Range: SE4 T30N R14W Abbreviated Description: Lot:32 Section:1 Subdivision:TIMBER RIDGE SUB Sec/Twnship/Range:SE4 T30N R14W

10	.13Mi.	**1442 W BUDD BLVD** **KANKAKEE, IL 60901-4506**	01/20/2026	$233,500	//	10,997 SF

APN: 16-16-01-404-007 Document #: 202600660
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 7 Block: 9 Section: 1 Subdivision: GRACEFIELD SUB Sec/Twnship/Range: E2 T30N R14E Abbreviated Description: Lot:7 Block:9 Section:1 Subdivision:GRACEFIELD SUB Sec/Twnship/Range:E2 T30N R14E

11	.16Mi.	**1403 W BUDD BLVD** **KANKAKEE, IL 60901-4505**	01/15/2026	$245,500	//	8,400 SF

APN: 16-16-01-402-023 Document #: 202600539
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 12 Block: 10 Section: 1 Sec/Twnship/Range: T30N R14W Abbreviated Description: Lot:12 Block:10 Section:1 Sec/Twnship/Range:T30N R14W

12	.35Mi.	**1088 W WALNUT ST** **KANKAKEE, IL 60901-4647**	01/13/2026	$179,000	//	7,800 SF

APN: 16-17-06-313-006 Document #: 202600464
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 35 Section: 6 Subdivision: KNOLLWOOD SUB Sec/Twnship/Range: SW4 T30N R13W Abbreviated Description: Lot:35 Section:6 Subdivision:KNOLLWOOD SUB Sec/Twnship/Range:SW4 T30N R13W

13	.12Mi.	**1431 W VANMETER ST** **KANKAKEE, IL 60901-4544**	12/29/2025	$255,000	//	12,330 SF

APN: 16-16-01-410-024 Document #: 202512568
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 20 21 Block: 6 Subdivision: GRACEFIELD SUB MapRef: BK F PG 327 Abbreviated Description: Lot:20 21 Block:6 Subdivision:GRACEFIELD SUB Map Ref:BK F PG 327

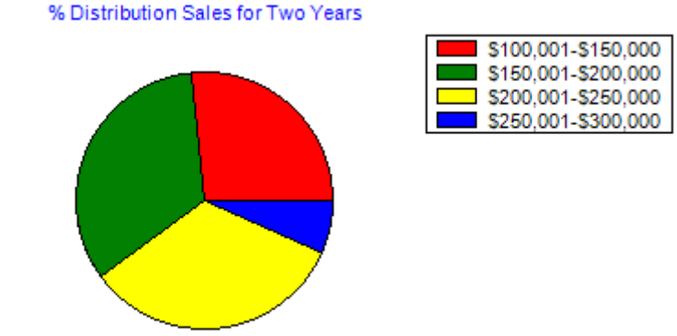
14	.18Mi.	**1730 W CALISTA ST** **KANKAKEE, IL 60901-3154**	12/17/2025	$205,000	//	10,800 SF

APN: 16-16-01-402-008 Document #: 202512261
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 8 Block: 10 Section: 1 Subdivision: GRACEFIELD SUB Sec/Twnship/Range: E2 T30N R14W Abbreviated Description: Lot:8 Block:10 Section:1 Subdivision:GRACEFIELD SUB Sec/Twnship/Range:E2 T30N R14W

15	.16Mi.	**1409 W BUDD BLVD** **KANKAKEE, IL 60901-4505**	11/18/2025	$240,000	//	10,736 SF

APN: 16-16-01-402-021 Document #: 202511237
Document Type: Price Code: F
Land Use: Single Family Residential (Assumed)
Legal: Lot: 12 Block: 10 Section: 1 Subdivision: GRACEFIELD SUB Sec/Twnship/Range: E2 T30N R14W Abbreviated Description: Lot:12 Block:10 Section:1 Subdivision:GRACEFIELD SUB Sec/Twnship/Range:E2 T30N R14W

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.	**869 S CURTIS AVE**	**10/28/2019**	$195,141	$65,047				10,000 SF	
.01Mi.	**859 S CURTIS AVE**	**10/06/2006**	$181,500	$60,500				8,750 SF	
.01Mi.	**875 S CURTIS AVE**	**05/12/2004**	$175,944	$58,648				8,750 SF	
.02Mi.	**866 S LESLIE AVE**	**02/14/2019**	$179,571	$59,857				8,500 SF	
.03Mi.	**874 S LESLIE AVE**		$240,033	$80,011				10,625 SF	
.03Mi.	**848 S LESLIE AVE**		$166,596	$55,532				7,930 SF	
.03Mi.	**889 S CURTIS AVE**	**01/10/2018**	$172,098	$57,366				8,750 SF	
.03Mi.	**849 S CURTIS AVE**	**10/07/2010**	$177,501	$59,167				8,750 SF	
.04Mi.	**888 S LESLIE AVE**	**06/01/2017**	$217,578	$72,526				9,363 SF	
.04Mi.	**836 S LESLIE AVE**	**03/10/2008**	$175,776	$58,592				11,702 SF	
.04Mi.	**839 S CURTIS AVE**	**07/29/2024**	$163,413	$54,471				8,750 SF	
.04Mi.	**1405 W HAWKINS ST**	**07/08/2019**	$200,397	$66,799				11,875 SF	
.05Mi.	**1417 W HAWKINS ST**	**06/28/2018**	$202,830	$67,610				11,138 SF	
.05Mi.	**1420 W GRACE ST**	**10/17/2014**	$201,879	$67,293				13,453 SF	
.06Mi.	**1418 W GRACE ST**	**04/04/2023**	$191,064	$63,688				12,500 SF	
.06Mi.	**873 S LESLIE AVE**	**03/26/2012**	$181,332	$60,444				11,538 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	55%

Demographics & Income

Median Age:	39.7 years old	Households:	12,989
Median Household Income:	$57,278	Households w/Family:	60%
Household Income Per Capita:	$27,751	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Kankakee School District 111	Students:	4,602
Number of Schools:	11	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.20Mi.	**John Kennedy Middle Grade School** Number of Students: 519 Student-Teacher Ratio: 19.66	D-	Public	2 - 6
0.20Mi.	**Taft Primary School** Number of Students: 316 Student-Teacher Ratio: 15.8	F	Public	KG - 3
0.42Mi.	**Kankakee High School** Number of Students: 1,360 Student-Teacher Ratio: 15.69 Advanced Placement: Yes	F	Public	9 - 12
2.88Mi.	**Kankakee Junior High School** Number of Students: 501 Student-Teacher Ratio: 17.49	D-	Public	7 - 8

Flood Report

The Subject Property of **869 S CURTIS AVE, KANKAKEE, IL 60901-4685** 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	116%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	103%	SIMILAR
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	111%	HIGHER
MURDER	125%	HIGHER
OVERALL	126%	HIGHER

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

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