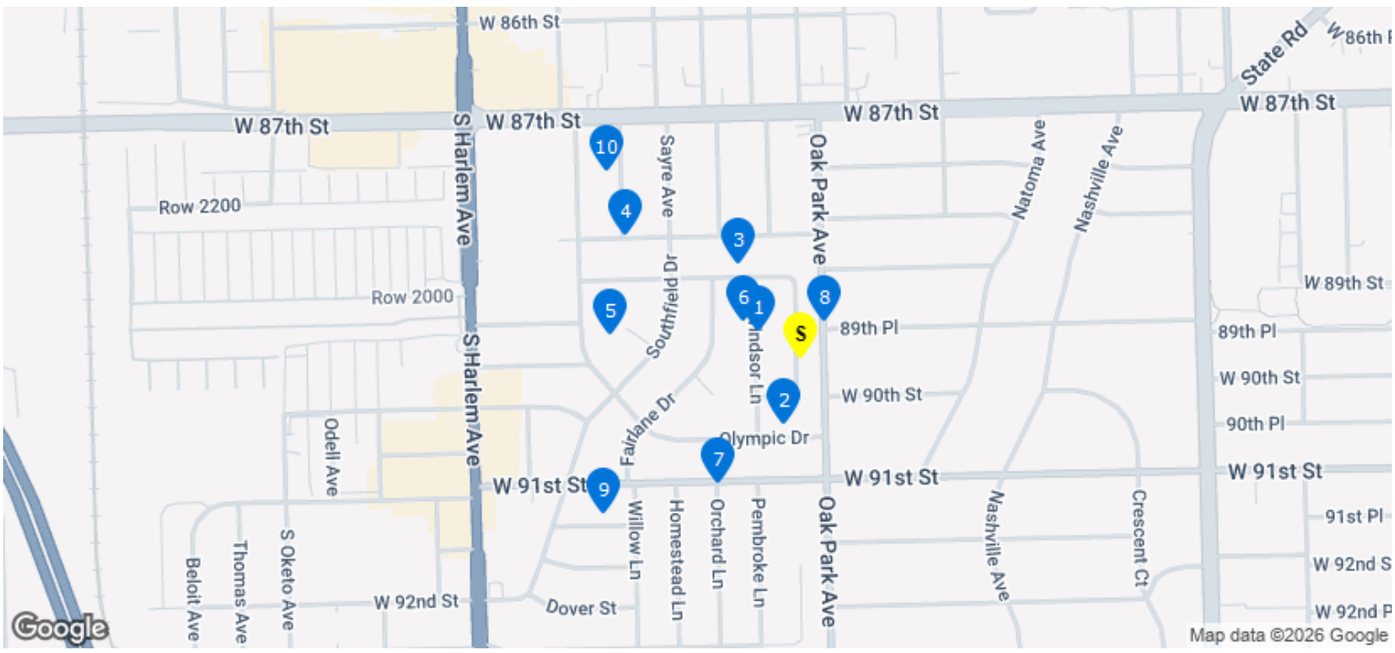
ICE SiteX Report

OrderID: 98798689

SiteX Property Information Report



Subject Property Location

8930 SARATOGA DR, BRIDGEVIEW, IL 60455-2034

County:	**COOK IL**	Census Tract:	8229.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24-06-114-017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$302,000**	FSD:	5	Common Confidence Score:	94
Value Range:	$286,900 - $317,100	ICE Confidence Score:	95		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	39068
Assd Land Value:	$4,111	Market Land Value:	$41,110	Tax Year:	2024
Assd Improvement:	$16,889	Market Improvment Value:	$168,890	Total Taxable Value:	$7,200
Total Assessed Value:	$21,000	Total Assessor Market Value:	$210,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 39 Sec/Twnship/Range: SEC 06 TWN 37N RNG 13E
Abbreviated Description: DIST:39 CITY:WORTH SEC/TWN/RNG/MER:SEC 06 TWN 37N RNG 13E
City/Muni/Twp: WORTH

Property Characteristics

Lot Size:	7,150 SF	Bedrooms:	3	Pool:	
Building Area:	1425 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached Garage	Heating:	Forced air unit
Number of Stories:	1.5+A	Number of Cars:	1	A/C:	Central
Style:		Basement:	Unfinished Basement	Roof Cover:	Other
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2025	Sales Price:	$208,160
Document #:	2507918172 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	06/13/2023	Loan Amount:	N/A
Document #:	2316406047 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	04/14/2023		
TD Due Date:	02/01/2051	Type Finance:	

Legal Description:
Subdivision: SOUTHFIELD Map Ref: 0 Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM
City/Muni/Twp: BRIDGEVIEW

Mortgage Record

Recording Date:	05/19/2021	Loan Amount:	N/A
Document #:	2113906013 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/03/2021		
TD Due Date:	02/01/2051	Type Finance:	Fixed Rate

Legal Description:
Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM

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Prior Transfer

Recording Date:	05/19/2021	Sales Price:	$212,000
Document #:	2113906012 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/03/2021		
Document Type:	Deed		

Legal Description:
Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM

Prior Transfer

Recording Date:	03/09/2021	Sales Price:	$141,329
Document #:	2106818183 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	02/14/2018	Loan Amount:	N/A
Document #:	1804546281 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/07/2018		
TD Due Date:	03/01/2048	Type Finance:	Fixed Rate

Legal Description:
Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM

Prior Transfer

Recording Date:	02/14/2018	Sales Price:	$145,000
Document #:	1804546280 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/07/2018		
Document Type:	Deed		

Legal Description:
Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM

Prior Transfer

Recording Date:	02/07/2018	Sales Price:	$144,900
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 39 Sec/Twnship/Range: SEC 06 TWN 37N RNG 13E
City/Muni/Twp: WORTH

Area Sales Analysis

Total Area Sales	$2,929,500	Median # of Bedrooms	3
Median Lot Size	7,150 SF	Median # of Baths	1
Median Living Area	1,448 SF	Median Year Built	1957
Price Range - 2 Yrs	$235,000 to $337,000	Age Range	64 years to 69 years
Median Value	$292,250	Median Age	69 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**6853 SARATOGA DR** **BRIDGEVIEW, IL 60455-2028**	07/21/2026	$330,000	$185	1782	6/3/1	1958	7,480 SF	
	APN: 24-06-109-042 Document #: 2620211051 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 248 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:248 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM									
2	.11Mi.	**6810 SARATOGA DR** **BRIDGEVIEW, IL 60455-2029**	09/28/2026	$450,500	$141	3193	9/5/2	1957	14,572 SF	
	APN: 24-06-109-028 Document #: 2627128136 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 192 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:192 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM									
3	.11Mi.	**6854 SARATOGA DR** **BRIDGEVIEW, IL 60455-2029**	07/22/2026	$290,000	$308	942	4/2/1	1957	7,150 SF	
	APN: 24-06-109-024 Document #: 2620324343 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 188 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:188 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM									
4	.16Mi.	**6940 OLYMPIC DR** **BRIDGEVIEW, IL 60455-2064**	09/16/2026	$350,000	$328	1066	5/3/1	1957	7,150 SF	
	APN: 24-06-113-025 Document #: 2625926079 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 159 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:159 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4N2SW4 S06T37NR13E 3PM									
5	.18Mi.	**6716 W 89TH PL** **OAK LAWN, IL 60453-1028**	08/06/2026	$450,000	$230	1955	6/3/1	1991	10,000 SF	
	APN: 24-06-202-042 Document #: 2621811028 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 7 Subdivision: ARTHUR T MCINTOSH AND COMPANYS RIDGELAND Sec/Twnship/Range: S2NE4 S06T37NR13E 3PM Abbreviated Description: Lot:2 Block:7 Subdivision:ARTHUR T MCINTOSH AND COMPANYS RIDGELAND Sec/Twnship/Range:S2NE4 S06T37NR13E 3PM									
6	.19Mi.	**6941 OLYMPIC DR** **BRIDGEVIEW, IL 60455-2065**	09/25/2026	$319,000	$299	1066	5/3/1	1957	7,700 SF	
	APN: 24-06-119-008 Document #: 2626821012 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 259 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR1E 3PM Abbreviated Description: Lot:259 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR1E 3PM									
7	.2Mi.	**6709 W 88TH PL**	08/12/2026	$345,000	$222	1552	6/4/2	1953	10,010 SF	

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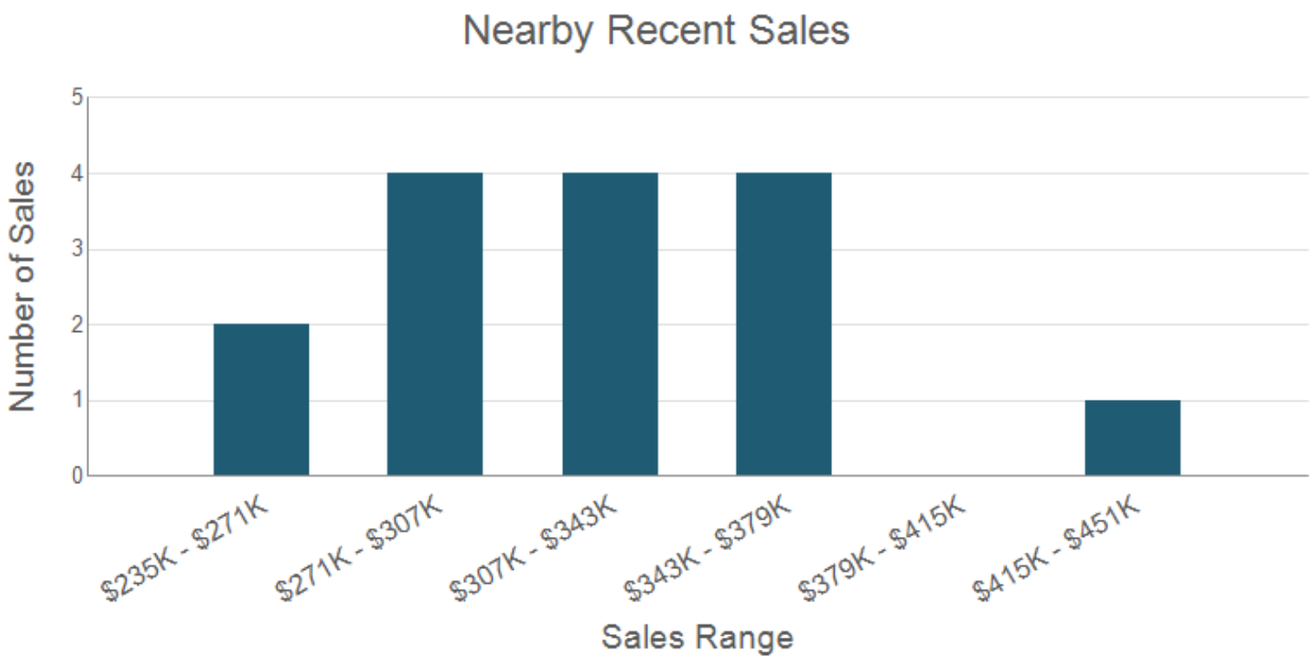
		OAK LAWN, IL 60453-1020							
	APN: 24-06-202-020 Document #: 2622423094 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: RIDGELAND PARK Sec/Twnship/Range: N2NE4 S06T37NR13E 3PM Abbreviated Description: Lot:10 Block:4 Subdivision:RIDGELAND PARK Sec/Twnship/Range:N2NE4 S06T37NR13E 3PM								
8	.22Mi.	**7013 W 88TH PL** **BRIDGEVIEW, IL 60455-2003**	09/22/2026	$264,000	$248	1066	5/3/1	1957	7,150 SF
	APN: 24-06-108-008 Document #: 2626518152 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 58 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:58 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
9	.23Mi.	**8720 NEW ENGLAND AVE** **OAK LAWN, IL 60453-1043**	09/01/2026	$350,000	$339	1032	5/3/1	1955	10,857 SF
	APN: 24-06-103-015 Document #: 2624429068 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Subdivision: J HERBERT CLINES OAK RIDGE MANOR MapRef: DOC 1413202 Sec/Twnship/Range: E2N3NW4 S06T37NR13E 3PM Abbreviated Description: Lot:25 Subdivision:J HERBERT CLINES OAK RIDGE MANOR Map Ref:DOC 1413202Sec/Twnship/Range:E2N3NW4 S06T37NR13E 3PM								
10	.25Mi.	**8917 OLYMPIC DR** **OAK LAWN, IL 60455-2061**	08/20/2026	$250,000	$177	1413	6/4/1	1957	7,150 SF
	APN: 24-06-111-004 Document #: 2623222116 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 83 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:83 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
11	.25Mi.	**7030 SARATOGA DR** **BRIDGEVIEW, IL 60455-2076**	08/13/2026	$265,000	$200	1322	5/3/1	1957	7,150 SF
	APN: 24-06-108-012 Document #: 2622516077 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 67 Subdivision: SOUTHFIELD MapRef: DOC 16810785 Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:67 Subdivision:SOUTHFIELD Map Ref:DOC 16810785Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
12	.28Mi.	**9025 SOUTHFIELD DR** **BRIDGEVIEW, IL 60455-2081**	07/13/2026	$220,000	$206	1066	5/3/1	1958	8,515 SF
	APN: 24-06-118-004 Document #: 2619420173 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 305 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:305 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
13	.32Mi.	**8816 OLYMPIC DR** **OAK LAWN, IL 60455-2027**	10/22/2026	$221,000	$235	942	5/2/1	1957	7,944 SF
	APN: 24-06-105-012 Document #: 2629531112 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 48 Subdivision: SOUTHFIELD SUBDIVISION Sec/Twnship/Range: NW4N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:48 Subdivision:SOUTHFIELD SUBDIVISION Sec/Twnship/Range:NW4N2SW4 S06T37NR13E 3PM								
14	.33Mi.	**7049 W 91ST ST** **BRIDGEVIEW, IL 60455-2046**	07/16/2026	$316,000	$221	1433	6/3/1	1962	7,236 SF
	APN: 24-06-313-002 Document #: 2619723201 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 389 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:389 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4N2SW4 S06T37NR13E 3PM								
15	.34Mi.	**8718 CRANBROOK LN** **BRIDGEVIEW, IL 60455-2008**	07/10/2026	$314,000	$312	1008	4/2/1	1959	7,560 SF
	APN: 24-06-106-016 Document #: 2619130056 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 21 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:21 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
16	.35Mi.	**8719 OLYMPIC DR** **BRIDGEVIEW, IL 60455-2024**	07/20/2026	$287,500	$204	1407	5/3/1	1957	7,560 SF
	APN: 24-06-106-004 Document #: 2620121019 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 28 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:28 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
17	.36Mi.	**7036 OXFORD ST** **BRIDGEVIEW, IL 60455-2218**	09/14/2026	$316,000	$210	1507	6/4/1	1961	7,150 SF
	APN: 24-06-314-014 Document #: 2625726147 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 411 Subdivision: SOUTHFIELD Sec/Twnship/Range: NW4&N2SW4 S06T37NR13E 3PM Abbreviated Description: Lot:411 Subdivision:SOUTHFIELD Sec/Twnship/Range:NW4&N2SW4 S06T37NR13E 3PM								
18	.36Mi.	**6625 W 91ST PL** **OAK LAWN, IL 60453-1430**	09/03/2026	$615,000	$216	2844	8/3/2	2001	10,695 SF
	APN: 24-06-428-053 Document #: 2624609038 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: COSTELLOS 91ST PLACE SUBDIVISION Sec/Twnship/Range: N2SE4 S06T37NR13E 3PM Abbreviated Description: Lot:1 Block:4 Subdivision:COSTELLOS 91ST PLACE SUBDIVISION Sec/Twnship/Range:N2SE4 S06T37NR13E 3PM								
19	.37Mi.	**8759 NATOMA AVE** **OAK LAWN, IL 60453-1033**	07/13/2026	$386,000	$350	1104	5/3/1	1961	11,100 SF
	APN: 24-06-203-016 Document #: 2619420170 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 7 Subdivision: RIDGELAND PARK Sec/Twnship/Range: N2NE4 S06T37NR13E 3PM Abbreviated Description: Lot:12 Block:7 Subdivision:RIDGELAND PARK Sec/Twnship/Range:N2NE4 S06T37NR13E 3PM								
20	.39Mi.	**8619 NEWLAND AVE** **BURBANK, IL 60459-2232**	08/14/2026	$370,000	$350	1056	6/3/1	1965	7,581 SF
	APN: 19-31-321-013 Document #: 2622628056 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 262 Subdivision: FREDERICK H BARTLETTS 2ND ADDITION Sec/Twnship/Range: E2SW4 S31T38NR13E 3PM Abbreviated Description: Subdivision:FREDERICK H BARTLETTS 2ND ADDITION Sec/Twnship/Range:E2SW4 S31T38NR13E 3PM Abbreviated Description:PORTION LOT262

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.	**8930 SARATOGA DR**	**02/03/2021**	$210,000	$21,000	1,425	5/3/1	1957	7,150 SF	
.01Mi.	**8924 SARATOGA DR**	**11/01/2000**	$230,000	$23,000	1,562	6/4/1	1957	7,150 SF	
.01Mi.	**8936 SARATOGA DR**		$180,000	$18,000	942	5/3/1	1957	7,150 SF	
.02Mi.	**8931 WINDSOR LN**	**06/29/2018**	$220,000	$22,000	1,481	6/3/1	1957	7,150 SF	
.02Mi.	**8937 WINDSOR LN**	**09/05/2002**	$190,000	$19,000	1,066	5/3/1	1957	7,151 SF	
.02Mi.	**8925 WINDSOR LN**		$190,000	$19,000	1,066	5/3/1	1957	7,150 SF	
.02Mi.	**8918 SARATOGA DR**	**04/18/2012**	$210,000	$21,000	1,246	5/3/1	1957	7,150 SF	
.02Mi.	**8942 SARATOGA DR**	**11/17/2021**	$230,000	$23,000	1,501	6/3/1	1957	7,150 SF	
.03Mi.	**8943 WINDSOR LN**	**02/01/2003**	$206,590	$20,659	1,370	6/3/1	1958	7,150 SF	
.03Mi.	**8919 WINDSOR LN**	**06/25/1991**	$320,000	$32,000	2,673	7/4/3	1957	7,150 SF	
.03Mi.	**8931 SARATOGA DR**	**05/01/2021**	$230,000	$23,000	1,606	7/3/1	1957	7,150 SF	
.03Mi.	**8925 SARATOGA DR**	**01/04/2002**	$230,000	$23,000	1,852	6/4/1	1957	7,150 SF	
.04Mi.	**8937 SARATOGA DR**	**12/27/2024**	$270,000	$27,000	2,266	8/4/2	1957	7,150 SF	
.04Mi.	**8912 SARATOGA DR**	**08/23/1988**	$191,830	$19,183	942	4/3/2	1957	7,150 SF	
.04Mi.	**8948 SARATOGA DR**	**09/23/2019**	$250,000	$25,000	2,036	5/3/1	1957	7,150 SF	
.04Mi.	**8919 SARATOGA DR**		$220,000	$22,000	1,377	6/3/1	1957	7,150 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	38.6 years old	Households:	5,949
Median Household Income:	$62,192	Households w/Family:	65%
Household Income Per Capita:	$26,860	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Ridgeland School District 122	Students:	2,394
Number of Schools:	5	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.21Mi.	**George W Lieb Elementary School**	B	Public	PK - 5

Number of Students: 399

ICE SiteX Report

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Student-Teacher Ratio: 14.75

1.30Mi. **Oak Lawn Community High School** Number of Students: 1,867 Student-Teacher Ratio: 16.99 Advanced Placement: Yes	C	Public	9 - 12
1.30Mi. **Oak Lawn Community High School** Number of Students: 1,867 Student-Teacher Ratio: 16.99 Advanced Placement: Yes	C	Public	9 - 12
0.77Mi. **Simmons Middle School** Number of Students: 725 Student-Teacher Ratio: 14.9	C+	Public	6 - 8
0.77Mi. **Simmons Middle School** Number of Students: 725 Student-Teacher Ratio: 14.9	C+	Public	6 - 8
0.21Mi. **George W Lieb Elementary School** Number of Students: 399 Student-Teacher Ratio: 14.75	B	Public	PK - 5

Flood Report

The Subject Property of **8930 SARATOGA DR, BRIDGEVIEW, IL 60455-2034** 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	100%	SIMILAR
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	67%	NOTABLY LOWER
FORCIBLE ROBBERY	127%	HIGHER
AGGRAVATED ASSAULT	51%	NOTABLY LOWER
FORCIBLE RAPE	143%	NOTABLY HIGHER
MURDER	54%	NOTABLY LOWER
OVERALL	61%	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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Data deemed reliable, but not guaranteed.
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