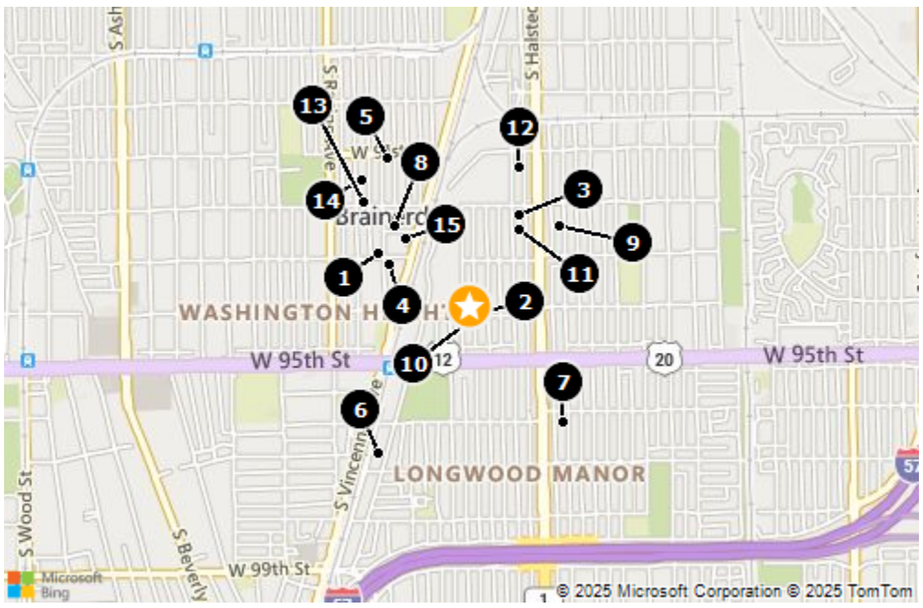
ICE SiteX Report

OrderID: 94331109

SiteX Property Information Report



Subject Property Location

9351 S SANGAMON ST, CHICAGO, IL 60620-2734

County:	**COOK IL**	Census Tract:	170317302.023005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-05-417-038	Thomas Bros Pg-Grid:	

Valuation

Value:	**$300,000**	FSD:	13
Value Range:	$261,000 - $339,000	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	72003
Assd Land Value:	$3,690	Market Land Value:	$36,900	Tax Year:	2023
Assd Improvement:	$7,310	Market Improvment Value:	$73,100	Total Taxable Value:	$2,327
Total Assessed Value:	$11,000	Total Assessor Market Value:	$110,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 72 Sec/Twnship/Range: SEC 05 TWN 37N RNG 14E
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	4,920 SF	Bedrooms:	2	Pool:	
Building Area:	720 SF	Baths:	1	Fireplace:	
Year Built:	1944	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	$176,739
Document #:	2217817118 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/06/2020	Loan Amount:	N/A
Document #:	2031107149 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 13&14 Block: 12 Subdivision: THE HALSTED STREET ADDITION Sec/Twnship/Range: SE4 S05&NE4 S08T37NR14E 3PM
Abbreviated Description: PORTION LOTS13&14
City/Muni/Twp: WASHINGTON HEIGHTS

Prior Transfer

Recording Date:	02/19/2020	Sales Price:	$180,000
Document #:	2005047277 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	02/14/2020		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13&14 Block: 12 Subdivision: THE HALSTED STREET ADDITION TO WASHINGTON HEIGHTS Sec/Twnship/Range: SE4&NE4 S05 S08 T37NR14E 3PM

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Mortgage Record

Recording Date:	09/26/2019	Loan Amount:	N/A
Document #:	1926906151 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 13&14 Block: 12 Subdivision: THE HALSTED STREET ADDITION Sec/Twnship/Range: SE4 S05&NE4 S08 T37NR14E 3PM
Abbreviated Description: NORTH1.04FT LOT13&EXCEPT N11.68FT LOT14
City/Muni/Twp: WASHINGTON HEIGHTS

Prior Transfer

Recording Date:	08/29/2019	Sales Price:	$46,000
Document #:	1924155067 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/27/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 13&14 Block: 12 Subdivision: THE HALSTED STREET ADDITION Sec/Twnship/Range: SE4 S05&NE4 S08T37NR14E 3PM
Abbreviated Description: EXCEPT NORTH11.68FT&N1.04FT LOT13
City/Muni/Twp: WASHINGTON HEIGHTS

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	2005047277 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 72 Sec/Twnship/Range: SEC 05 TWN 37N RNG 14E
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$3,280,100	Median # of Bedrooms	2
Median Lot Size	4,297 SF	Median # of Baths	1
Median Living Area	1,056 SF	Median Year Built	1945
Price Range - 2 Yrs	$90,100 to $379,000	Age Range	55 years to 96 years
Median Value	$230,000	Median Age	80 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**9254 S ABERDEEN ST** **CHICAGO, IL 60620-3637**	04/21/2025	$230,000	$184	1245	/2/2	1951	3,750 SF	
		APN: 25-05-407-039 Document #: 2511109009 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 62 Block: 20 Subdivision: ELMORES BEVERLY HILLS ADDITION Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Lot:62 Block:20 Subdivision:ELMORES BEVERLY HILLS ADDITION Sec/Twnship/Range:S2 S05T37NR14E 3PM								
2	.03Mi.	**9358 S PEORIA ST** **CHICAGO, IL 60620-2727**	03/14/2025	$336,000	$466	720	/2/1	1944	4,918 SF	
		APN: 25-05-417-056 Document #: 2507320500 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 12 Subdivision: HALSTED STREET ADDITION Sec/Twnship/Range: S05T37NR14E 3PM Abbreviated Description: Subdivision:HALSTED STREET ADDITION Sec/Twnship/Range:S05T37NR14E 3PM Abbreviated Description:PORTION LOT12								
3	.25Mi.	**9209 S GREEN ST** **CHICAGO, IL 60620-2711**	03/05/2025	$195,000	$184	1056	/2/1	1945	4,297 SF	
		APN: 25-05-412-029 Document #: 2506402320 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 22&23 Block: 9 Subdivision: HALSTED STREET ADDITION TO WASHINGTON HEIGHTS Sec/Twnship/Range: SE4 S05&NE4 S08 T37NR14E 3PM Abbreviated Description: Block:9 Subdivision:HALSTED STREET ADDITION TO WASHINGTON HEIGHTS Sec/Twnship/Range:SE4 S05&NE4 S08 T37NR14E 3PM Abbreviated Description:PORTION LOTS22&23								
4	.22Mi.	**1059 W 93RD ST** **CHICAGO, IL 60620-3631**	02/21/2025	$250,000	$297	840	/2/1	1951	4,125 SF	
		APN: 25-05-415-024 Document #: 2505230188 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 9&10 Block: 23 Subdivision: CREMIN AND BRENANS FAIR VIEW PARK SUBDIVISION Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Lot:9&10 Block:23 Subdivision:CREMIN AND BRENANS FAIR VIEW PARK SUBDIVISION Sec/Twnship/Range:S2 S05T37NR14E 3PM Abbreviated Description:PORTION LOT9								
5	.41Mi.	**9101 S ABERDEEN ST** **CHICAGO, IL 60620-3530**	02/20/2025	$90,100	$121	744	/2/1	1939	3,702 SF	
		APN: 25-05-402-001 Document #: 2505102111 Document Type: Special Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 2 Subdivision: ROODS SUBDIVISION Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Lot:20 Block:2 Subdivision:ROODS SUBDIVISION Sec/Twnship/Range:S2 S05T37NR14E 3PM City/Muni/Twp:CHICAGO City/Muni/Twp: CHICAGO								
6	.42Mi.	**9634 S GENOA AVE** **CHICAGO, IL 60643-1533**	02/18/2025	$265,000	$250	1056	/3/1	1959	5,400 SF	
		APN: 25-08-209-015 Document #: 2504902279 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 27 Subdivision: HALSTED STREET ADDITION TO WASHINGTON HEIGHTS Sec/Twnship/Range: SE4 S05&NE4 S08T37NR14E 3PM Abbreviated Description: Block:27 Subdivision:HALSTED STREET ADDITION TO WASHINGTON HEIGHTS Sec/Twnship/Range:SE4 S05&NE4 S08T37NR14E 3PM Abbreviated Description:PORTION LOT7								
7	.36Mi.	**9608 S EMERALD AVE** **CHICAGO, IL 60628-1003**	01/13/2025	$218,000	$188	1156	/3/1	1944	5,000 SF	
		APN: 25-09-108-075 Document #: 2501302082 Document Type: Warranty Deed Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Block: 5 Subdivision: EAST WASHINGTON HEIGHTS Sec/Twnship/Range: W2NW4&SW4 S09T37NR14E 3PM Abbreviated Description: Subdivision:EAST WASHINGTON HEIGHTS Sec/Twnship/Range:W2NW4&SW4 S09T37NR14E 3PM Abbreviated Description:PORTION LOTS4&5								
8	.27Mi.	**1048 W 92ND PL** **CHICAGO, IL 60620-3627**	01/02/2025	$160,000	$110	1452	/4/2	1929	3,750 SF	
		APN: 25-05-408-016 Document #: 2500224284								

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Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 31 Block: 22 Subdivision: NORMAN O GEYERS SUBDIVISION Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Lot:31 Block:22 Subdivision:NORMAN O GEYERS SUBDIVISION Sec/Twnship/Range:S2 S05T37NR14E 3PM

9	.29Mi.	**9226 S EMERALD AVE** **CHICAGO, IL 60620-2741**	11/27/2024	$245,000	$265	924	/2/1	1956	4,365 SF

APN: 25-04-308-052 Document #: 2433230126
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 10&11 Block: 7 Subdivision: BROUSES SUBDIVISION Sec/Twnship/Range: SW4 S04T37NR14E 3PM Abbreviated Description: Lot:10&11 Block:7 Subdivision:BROUSES SUBDIVISION Sec/Twnship/Range:SW4 S04T37NR14E 3PM

10	.03Mi.	**9401 S SANGAMON ST** **CHICAGO, IL 60620-2756**	11/27/2024	$115,000	$112	1024	/2/1	1957	4,375 SF

APN: 25-05-427-001 Document #: 2433226017
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20 Subdivision: TUNNEYS RESUBDIVISION Sec/Twnship/Range: NE4 S08T37NR14E 3PM Abbreviated Description: Lot:20 Subdivision:TUNNEYS RESUBDIVISION Sec/Twnship/Range:NE4 S08T37NR14E 3PM

11	.22Mi.	**9227 S GREEN ST** **CHICAGO, IL 60620-2711**	11/18/2024	$97,000	$91	1056	/2/1	1945	4,297 SF

APN: 25-05-412-034 Document #: 2432320294
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 9 Subdivision: HALSTED STREET ADDITION Sec/Twnship/Range: SE4 S05&NE4 S08 T37NR14E 3PM Abbreviated Description: Lot:19&20 Block:9 Subdivision:HALSTED STREET ADDITION Sec/Twnship/Range:SE4 S05&NE4 S08 T37NR14E 3PM

12	.36Mi.	**9115 S GREEN ST** **CHICAGO, IL 60620-2709**	11/06/2024	$100,000	$92	1082	/2/1	1970	5,000 SF

APN: 25-05-405-029 Document #: 2431122255
Document Type: Special Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 21&22 Block: 1 Subdivision: HALSTED STREET ADDITION Sec/Twnship/Range: NE4 S08T37NR14E 3PM Abbreviated Description: Lot:21&22 Block:1 Subdivision:HALSTED STREET ADDITION Sec/Twnship/Range:NE4 S08T37NR14E 3PM

13	.36Mi.	**9159 S MAY ST** **CHICAGO, IL 60620-3542**	11/06/2024	$379,000	$280	1349	/3/1	1930	3,664 SF

APN: 25-05-401-009 Document #: 2431119118
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Block: 2 Subdivision: THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Subdivision:THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD Sec/Twnship/Range:S2 S05T37NR14E 3PM Abbreviated Description:PORTION BLK2

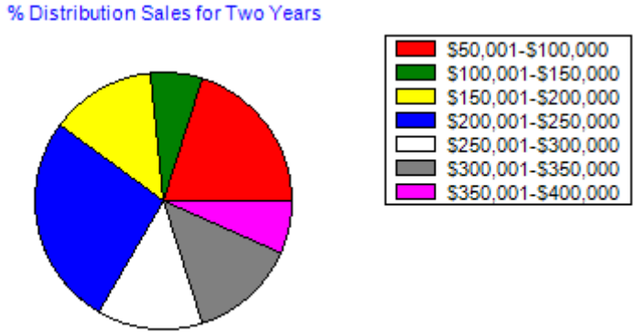
14	.4Mi.	**9129 S MAY ST** **CHICAGO, IL 60620-3542**	10/30/2024	$345,000	$219	1571	/3/1	1941	4,123 SF

APN: 25-05-401-036 Document #: 2430422167
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Block: 2 Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Sec/Twnship/Range:S2 S05T37NR14E 3PM Abbreviated Description:PORTION BLK2

15	.22Mi.	**1035 W 92ND PL** **CHICAGO, IL 60620-3628**	10/21/2024	$255,000	$128	1986	/6/2	1929	3,750 SF

APN: 25-05-409-009 Document #: 2429522022
Document Type: Warranty Deed Price Code: R
Land Use: Single Family Residential
Legal: Lot: 43 Block: 22 Subdivision: NORMAN O GEYERS SUBDIVISION Sec/Twnship/Range: S2 S05T37NR14E 3PM Abbreviated Description: Lot:43 Block:22 Subdivision:NORMAN O GEYERS SUBDIVISION Sec/Twnship/Range:S2 S05T37NR14E 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.	**9351 S SANGAMON ST**		$110,000	$11,000	720	/2/1	1944	4,920 SF	
.01Mi.	**9355 S SANGAMON ST**	**05/13/1988**	$100,000	$10,000	720	/2/1	1944	4,920 SF	
.01Mi.	**9347 S SANGAMON ST**		$100,000	$10,000	720	/2/1	1944	4,920 SF	
.01Mi.	**9359 S SANGAMON ST**		$109,990	$10,999	720	/3/1	1944	4,918 SF	
.01Mi.	**9343 S SANGAMON ST**	**12/05/1997**	$100,000	$10,000	720	/2/1	1944	4,920 SF	
.02Mi.	**9339 S SANGAMON ST**		$140,000	$14,000	1,080	/4/1	1942	4,920 SF	
.03Mi.	**9350 S PEORIA ST**		$140,000	$14,000	1,130	/3/1	1944	4,920 SF	
.03Mi.	**9346 S PEORIA ST**	**02/27/2013**	$140,000	$14,000	1,080	/2/1	1943	4,920 SF	
.03Mi.	**9354 S PEORIA ST**		$150,000	$15,000	1,152	/3/2	1944	4,920 SF	
.03Mi.	**9335 S SANGAMON ST**	**06/30/1994**	$100,000	$10,000	720	/2/1	1944	4,920 SF	
.03Mi.	**9342 S PEORIA ST**	**08/19/2013**	$95,000	$9,500	720	/2/1	1944	4,920 SF	
.03Mi.	**9358 S PEORIA ST**		$99,990	$9,999	720	/2/1	1944	4,918 SF	
.03Mi.	**9401 S SANGAMON ST**		$129,990	$12,999	1,024	/2/1	1957	4,375 SF	
.03Mi.	**9338 S PEORIA ST**		$140,000	$14,000	1,399	/2/1	1948	4,920 SF	
.04Mi.	**9331 S SANGAMON ST**	**05/25/2005**	$150,000	$15,000	1,139	/2/2	1944	4,920 SF	
.04Mi.	**9334 S PEORIA ST**	**07/12/2005**	$170,000	$17,000	744	/3/1	1943	4,920 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	40.4 years old	Households:	25,607
Median Household Income:	$51,900	Households w/Family:	62%
Household Income Per Capita:	$26,645	Households w/Family Married:	21%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

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
0.38Mi.	**Kipling Elementary School**	C+	Public	KG - 8
Number of Students: 290				
Student-Teacher Ratio: NA				
1.35Mi.	**Harlan Community Academy High School**	F	Public	9 - 12
Number of Students: 482				
Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **9351 S SANGAMON ST, CHICAGO, IL 60620-2734** 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	120%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	40%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	66%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	121%	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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