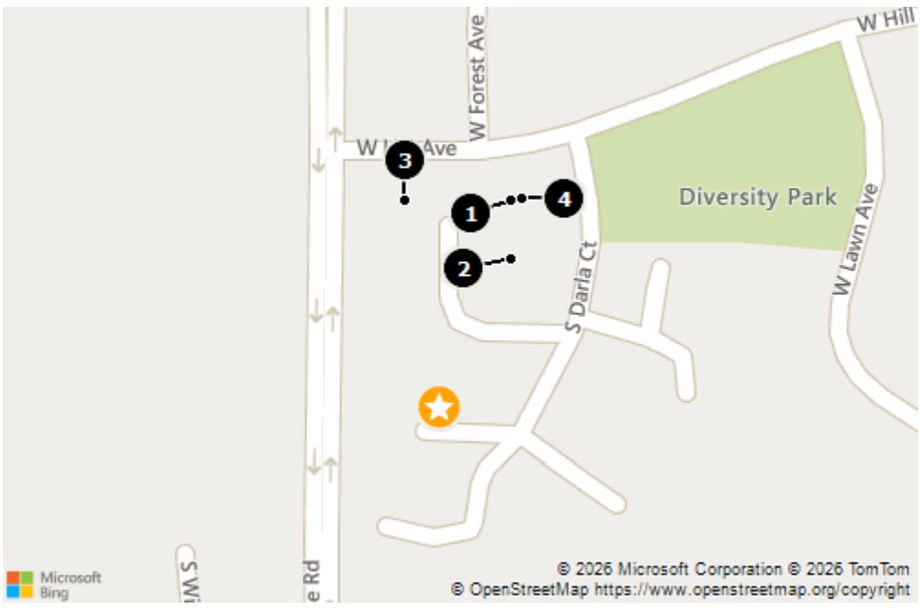
ICE SiteX Report

OrderID: 97902420

SiteX Property Information Report



Subject Property Location

968 S DARLA CT, WAUKEGAN, IL 60085-8658

County:	**LAKE IL**	Census Tract:	170978615.044020
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	07-26-417-053	Thomas Bros Pg-Grid:	

Valuation

Value:	**$200,000**	FSD:	8	Common Confidence Score:	80
Value Range:	$184,000 - $216,000	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	8022
Assd Land Value:	$10,130	Market Land Value:	$30,393	Tax Year:	2025
Assd Improvement:	$47,890	Market Improvment Value:	$143,684	Total Taxable Value:	$4,877
Total Assessed Value:	$58,020	Total Assessor Market Value:	$174,077	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 District: WARREN Subdivision: BAYBERRY UNIT 1 SUB Legal Unit: 1
Abbreviated Description: BAYBERRY UNIT 1 SUB & PLANNED DEVELOPMENT; LT6 (EX WLY 85.22 ' & EX ELY 28.25') LOT 6
City/Muni/Twp: TOWNSHIP OF WARREN

Property Characteristics

Lot Size:	1,307 SF	Bedrooms:	2	Pool:	
Building Area:	936 SF	Baths:	1	Fireplace:	
Year Built:	1997	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood Siding
Number of Units:		Garage Type:	Garage	Heating:	Forced Air
Number of Stories:	2+B	Number of Cars:	1	A/C:	Yes
Style:		Basement:	Yes	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	11/14/2024	Loan Amount:	N/A
Document #:	8067224 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2064	Type Finance:	

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3PM

Mortgage Record

Recording Date:	10/04/2023	Loan Amount:	N/A
Document #:	7999364 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION
City/Muni/Twp: WAUKEGAN

Prior Transfer

Recording Date:	04/10/2023	Sales Price:	$142,373
Document #:	7967294 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2022	Sales Price:	$145,000

ICE SiteX Report

OrderID: 97902420

Document #:	7875078 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	08/26/2021		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL Map Ref: DOC 3061046 Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3PM
Abbreviated Description: PORTION LOT6

Prior Transfer

Recording Date:	12/06/2021	Sales Price:	N/A
Document #:	7851347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/26/2021	Sales Price:	$145,000
Document #:	7875078 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 District: WARREN Subdivision: BAYBERRY UNIT 1 SUB Legal Unit: 1
Abbreviated Description: BAYBERRY UNIT 1 SUB & PLANNED DEVELOPMENT; LT6 (EX WLY 85.22 ' & EX ELY 28.25') LOT 6
City/Muni/Twp: TOWNSHIP OF WARREN

Mortgage Record

Recording Date:	01/11/2018	Loan Amount:	N/A
Document #:	7457031 BK-PG -	Loan Type:	Commercial
TD Due Date:		Type Finance:	

Legal Description:
Lot: 6 Subdivision: BAYBERRY Legal Unit: 1 Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3PM
Abbreviated Description: EASTERLY 20.03FTWLY105.25FT LOT6

Prior Transfer

Recording Date:	08/12/2014	Sales Price:	$74,250
Document #:	7122683 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	07/30/2014		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY SUBDIVISION & PLANNED UNIT DEVELOPMENT Legal Unit: 1 Map Ref: DOC3961846 Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3PM

Prior Transfer

Recording Date:	07/30/2014	Sales Price:	$74,250
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/11/2014	Sales Price:	N/A
Document #:	7076475 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	01/24/2014		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY SUBDIVISION & PLANNED UNIT DEVELOPMENT Legal Unit: 1 Map Ref: DOC3961846 Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3PM

Prior Transfer

Recording Date:	09/27/2012	Sales Price:	$138,617
Document #:	6902468 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/01/2011	Sales Price:	$138,617
Document #:	6711219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/11/2010	Sales Price:	$138,617
Document #:	6561058 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/20/2008	Sales Price:	$136,000
Document #:	6321248 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2008		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION & PUD Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3P
Abbreviated Description: EASTERLY20.03 FT W105.25 FT MEAS R/A LOT6

Prior Transfer

Recording Date:	07/25/2007	Sales Price:	N/A
Document #:	6217570 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	07/20/2007		
Document Type:			

ICE SiteX Report

OrderID: 97902420

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION & PUD Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3P
Abbreviated Description: EASTERLY20.03 FT W105.25 FT LOT6

Prior Transfer

Recording Date:	05/18/2006	Sales Price:	N/A
Document #:	5994930 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/17/2006		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUB & PLANNED UNIT DEVELOPMENT Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3P
Abbreviated Description: EASTERLY20.03 FT W1059.25 FT MEAS R/A LOT6

Prior Transfer

Recording Date:	02/16/2005	Sales Price:	$162,000
Document #:	5735395 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/04/2005		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION & PUD Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3P
Abbreviated Description: EASTERLY20.03 FT W105.25 FT LOT6

Prior Transfer

Recording Date:	12/21/1999	Sales Price:	$69,333
Document #:	4468796 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/29/1999		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 SUBDIVISION PUD Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3P
Abbreviated Description: EASTERLY20.03 FT WLY105.25 FT LOT6

Prior Transfer

Recording Date:	10/02/1997	Sales Price:	$69,333
Document #:	4027380 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/29/1997		
Document Type:			

Legal Description:
Lot: 6 Subdivision: BAYBERRY UNIT 1 Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3P
Abbreviated Description: EASTERLY20.00 FT WLY45.07 FT SEC26

Area Sales Analysis

Total Area Sales	$925,500	Median # of Bedrooms	2
Median Lot Size	1,307 SF	Median # of Baths	1
Median Living Area	1,280 SF	Median Year Built	1997
Price Range - 2 Yrs	$225,000 to $235,000	Age Range	29 years to 29 years
Median Value	$232,750	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**4553 W HILL AVE** **WAUKEGAN, IL 60085-8659**	10/23/2025	$235,000	$183	1280	/2/2	1997	1,307 SF	
2	.05Mi.	**936 S DARLA CT** **WAUKEGAN, IL 60085-8658**	09/04/2025	$225,000	$207	1084	/2/1	1997	1,307 SF	
3	.06Mi.	**4585 W HILL AVE** **WAUKEGAN, IL 60085-8659**	04/25/2025	$232,500	$181	1280	/2/1	1997	1,307 SF	
4	.07Mi.	**4551 W HILL AVE** **WAUKEGAN, IL 60085-8659**	02/25/2025	$233,000	$182	1280	/3/1	1997	1,307 SF	

1 .07Mi. **4553 W HILL AVE** **WAUKEGAN, IL 60085-8659**
APN: 07-26-417-067 Document #: 8129707
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Subdivision: BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL MapRef: DOC 3961846 Sec/Twnship/Range: SW4SW4SE4 S26T45NR11E 3PM Abbreviated Description: Lot:3 Subdivision:BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL Map Ref:DOC 3961846Sec/Twnship/Range:SW4SW4SE4 S26T45NR11E 3PM

2 .05Mi. **936 S DARLA CT** **WAUKEGAN, IL 60085-8658**
APN: 07-26-417-041 Document #: 8119292
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 4 Subdivision: BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL MapRef: DOC 3976591 Sec/Twnship/Range: SE4 S26T45NR11E TPM Abbreviated Description: Lot:4 Subdivision:BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL Map Ref:DOC 3976591Sec/Twnship/Range:SE4 S26T45NR11E TPM

3 .06Mi. **4585 W HILL AVE** **WAUKEGAN, IL 60085-8659**
APN: 07-26-417-116 Document #: 8094940
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 1 Subdivision: BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL Abbreviated Description: Lot:1 Subdivision:BAYBERRY UNIT 1 SUBDIVISION AND PLANNED UNIT DEVEL

4 .07Mi. **4551 W HILL AVE** **WAUKEGAN, IL 60085-8659**
APN: 07-26-417-068 Document #: 8084508
Document Type: Price Code: R
Land Use: Townhouse (Residential)
Legal: Lot: 3 Subdivision: BAYBERRY UNIT 1 SUBDIVISION MapRef: DOC 3961846 Sec/Twnship/Range: SE4 S26T45NR11E 3PM Abbreviated Description: Lot:3 Subdivision:BAYBERRY UNIT 1 SUBDIVISION Map Ref:DOC 3961846Sec/Twnship/Range:SE4 S26T45NR11E 3PM City/Muni/Twp:WAUKEGAN City/Muni/Twp: WAUKEGAN

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.

ICE SiteX Report

OrderID: 97902420

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.	**968 S DARLA CT**	**08/26/2021**	$174,077	$58,020	936	/2/1	1997	1,307 SF	
0Mi.	**966 S DARLA CT**	**05/18/2011**	$185,785	$61,922	1,084	/2/1	1997	1,307 SF	
.01Mi.	**964 S DARLA CT**	**06/09/2017**	$203,717	$67,899	1,280	/2/2	1997	1,307 SF	
.01Mi.	**962 S DARLA CT**	**08/23/2017**	$205,025	$68,335	1,280	/3/1	1997	1,307 SF	
.01Mi.	**976 S DARLA CT**	**05/19/2023**	$174,077	$58,020	936	/2/1	1997	1,307 SF	
.02Mi.	**978 S DARLA CT**	**01/23/2025**	$185,785	$61,922	1,084	/2/1	1997	1,307 SF	
.02Mi.	**960 S DARLA CT**	**06/16/2015**	$217,978	$72,652	1,380	/2/2	1997	1,307 SF	
.02Mi.	**980 S DARLA CT**	**08/23/2019**	$203,717	$67,899	1,280	/2/2	1997	1,307 SF	
.02Mi.	**982 S DARLA CT**	**01/25/2021**	$205,025	$68,335	1,280	/2/1	1997	1,307 SF	
.02Mi.	**984 S DARLA CT**	**09/03/2021**	$218,968	$72,982	1,392	/2/2	1997	1,307 SF	
.03Mi.	**990 S DARLA CT**	**03/16/2006**	$174,077	$58,020	936	/2/1	1997	1,307 SF	
.03Mi.	**992 S DARLA CT**	**10/27/2023**	$185,785	$61,922	1,084	/2/1	1997	1,307 SF	
.03Mi.	**994 S DARLA CT**		$199,118	$66,366	1,280	/2/1	1997	1,307 SF	
.03Mi.	**996 S DARLA CT**	**05/21/2003**	$205,025	$68,335	1,280	/2/1	1997	1,307 SF	
.03Mi.	**950 S DARLA CT**	**06/26/2021**	$218,968	$72,982	1,392	/2/2	1997	1,307 SF	
.03Mi.	**998 S DARLA CT**	**10/18/2003**	$223,012	$74,330	1,392	/2/2	1997	1,307 SF	

Rent vs. Own

Households Occupied by Renters:	52%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	35.0 years old	Households:	23,070
Median Household Income:	$58,061	Households w/Family:	65%
Household Income Per Capita:	$26,082	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Woodland Community Consolidated School District 50	Students:	4,563
Number of Schools:	4	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.27Mi.	**Woodland Intermediate School** Number of Students: 979 Student-Teacher Ratio: 12.01	C+	Public	4 - 5
3.27Mi.	**Woodland Intermediate School** Number of Students: 979 Student-Teacher Ratio: 12.01	C+	Public	4 - 5
3.61Mi.	**Warren Township High School** Number of Students: 3,537 Student-Teacher Ratio: 15.64 Advanced Placement: Yes	A	Public	9 - 12
3.61Mi.	**Warren Township High School** Number of Students: 3,537 Student-Teacher Ratio: 15.64 Advanced Placement: Yes	A	Public	9 - 12
2.96Mi.	**Woodland Elementary School** Number of Students: 1,386 Student-Teacher Ratio: 12.16	C+	Public	1 - 3
2.96Mi.	**Woodland Elementary School** Number of Students: 1,386 Student-Teacher Ratio: 12.16	C+	Public	1 - 3
3.54Mi.	**Woodland Junior High School** Number of Students: 1,541 Student-Teacher Ratio: 11.59	C+	Public	6 - 8
3.54Mi.	**Woodland Junior High School** Number of Students: 1,541 Student-Teacher Ratio: 11.59	C+	Public	6 - 8
3.03Mi.	**Woodland Primary School** Number of Students: 657 Student-Teacher Ratio: 15.28	NA	Public	PK - KG
3.03Mi.	**Woodland Primary School** Number of Students: 657 Student-Teacher Ratio: 15.28	NA	Public	PK - KG

ICE SiteX Report

OrderID: 97902420

Flood Report

The Subject Property of **968 S DARLA CT, WAUKEGAN, IL 60085-8658** 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	126%	HIGHER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	99%	SIMILAR
FORCIBLE RAPE	129%	HIGHER
MURDER	120%	HIGHER
OVERALL	119%	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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