

Impact of Over Assessments: Where Foreclosure Distressed Sales Over Populate the Housing Landscape

A Foreclosure Study in South and Southwestern Cook County Assessment Districts

ISSUE BACKGROUND

The most problematic assessment challenges Illinois assessment officials have faced is fairness and equity in taxation in neighborhoods with large numbers of distressed sales

After a huge increase in foreclosures during the 2007 housing market crash across the country, a majority of states have slowly recovered.

However, Illinois still ranks 4th in the highest numbers of foreclosures or compulsory sales.

By 2010, Illinois had passed distressed property tax laws requiring assessment officials to review compulsory sales when they represent 25% of the housing market, in order to increase accuracy and fairness. The Illinois property tax code law sought to address the problem of assessment officials ignoring such transactions as they were not “arm’s length” and did not reflect true market values.

The Illinois distressed property tax law empowers homeowners, filing appeals for property tax relief, to submit assessment complaints showing evidence of neighborhoods riddled with short sales and foreclosures.

Unfortunately, many assessment officials have ignored these sales in their initial assessment valuation practices and in tax appeal decision making. Problematic is that the new distressed assessment law does not apply to Cook County but instead to all other 101 counties in Illinois.

PROBLEMS

The real estate system in play in the southern suburbs vaporizes low and middle class homeowner equity. While market values have plummeted, tax bills have doubled in the past 10 years.

The south suburbs have the highest tax rates in the county, with Ford Heights in Bloom Township at the top of the list, where property owners pay a property tax rate that is 34%. By comparison, the lowest tax rate in Cook County is in Hinsdale in Lyons Township at 6.5%. The median tax rate for Cook County is 9.50%.

Home Page	Main Menu	Property Search	The Tax Formula	Tax Cap Info	Appeal Process	Exemption Info	Senior Citizens	Links Page
-----------	-----------	-----------------	-----------------	--------------	----------------	----------------	-----------------	------------

Important News



Property Taxes and the Real Estate Market

By

John T. Dabrowski, Township Assessor



Beginning in 2008, our area saw four years of volatile and declining home values. In 2014 and continuing in 2018, the real estate market in northern Illinois began to rebound. Though most sale prices are still below pre-2008 levels, the market seems to have turned a corner.

But despite property values starting to increase over the past few years, we still have a long way to go. Yet even with the lower values, we still see our property taxes increasing. This is a very challenging concept for property owners to accept.

2019 will be our next General Reassessment Year (formerly called the Quadrennial), which occurs every four years as mandated by State law. *Our last Quadrennial was 2015. For the 2015 Quadrennial, all properties were reviewed and reassessed for market value and uniformity.*

As the Assessor, I'm responsible for assessing property at one-third of the fair market value. Properties are valued as of January 1st of each year based upon the three prior years' sales. However, the county and the state monitor assessor values so that values throughout the county and state are equitably assessed. The formulas that are used to measure our accuracy and equity always include consideration of actual sales over a three-year period as required by law.

Therefore, when our office valued properties as of January 1st, 2018 for the 2018 Assessment Year (which is the assessment that your tax bill payable in 2019 is based upon), we were obligated by law to look back at the sales that took place during 2015, 2016, and 2017.

We are not permitted to just look at the marketplace that existed on January 1st, 2018.

At the bottom of this page is a chart that illustrates Residential sales activity in Bloomington Township from 2009 through 2017, using sales ranges beginning with the lowest single-family Residential property sale and ending with the highest single-family Residential property sale. Back in 2008, we experienced the first real decline in the sales range of homes in decades, a trend that continued through 2013 (though we did see sales prices trending back upward in 2014-2017). Much of this drop in value has taken the form of compulsory sales, property transfers that typically take place in distressed circumstances. In the past, State statute prohibited Assessors from considering these sales for property assessment purposes, but now those circumstances have changed.

A recent and historic change in State law is removing that prohibition. Thanks to [Public Act 096-1083](#), the State of Illinois changed the criteria for usable sales. Our office can now consider certain compulsory sales as part of the assessment process, and taxpayers may also submit compulsory sales in their assessment appeals **as long as they meet the State's new criteria.** This includes using bank-owned sales, sales resulting from foreclosure proceedings, and "short" sales. Note, however, that under the new State law there are a number of specific categories of sales that are still excluded, such as related sales, sales of partial interest, Quit-Claim deeds, Sheriff's deeds, transfers of properties not advertised for sale, et al.

We believe this was a positive change that benefits the taxpayer, allowing us to develop assessments that more accurately reflect the current troubled market.

Integrating this historic change will be an ongoing process. The State Legislature is working to further remove statutory barriers to using compulsory sales in our assessment process, and allow us to make our assessments more closely reflect the current real estate market.

Most importantly, regardless of what happens in the marketplace, everyone should keep one fact in mind: even when assessments are reduced **this does not automatically mean that property taxes will go down.** Please remember that your property taxes are generated by your area's local tax levies which pay for your local services, such as schools, parks, fire protection, and others.

We will continue to monitor the sales activity in our Township as we work on the current assessment year, 2019. Based on the market, we will calculate assessments as of Jan. 1, 2019, as measured over a three-year period (2016, 2017, 2018) as required by State law. **We closed our books for the 2019 assessment year and turned them into the County in mid-July.**

NOTE: The Senior Assessment Freeze Exemption requirements have been changed by the Illinois Legislature: the new maximum household income allowed is \$65,000. For more details, click this link: [Senior Assessment Freeze Exemption](#)

Year	Type	Sales Range
2013	RESIDENTIAL PROPERTIES ONLY	16,000 to 825,000

Property tax rates have a 423% difference between the highest rates in the poorest neighborhoods and the lowest rates in wealthy neighborhoods. Excessively high tax rates is one of the leading causes that disproportionately impacts people in poorer regions with the second leading cause being an abundance of distressed sales and vacant homes.

Increases in property tax exemption values in the poorer high tax rate regions allows for some tax relief and even removes some homeowners off the assessment rolls. But this property tax relief mechanism shifts more of the tax burden onto other property owners as well. And tax appeals, for poorer homeowners who mortgages are under water, do not provide for a fairer more equitable assessment and taxes.

According to a recently released Cook County Clerk's tax rate report, the average south suburban homeowner will pay \$5,425 in 2017 (paid in 2018) property taxes compared with \$5,178 in 2016 (paid in 2017).

2017 was the triennial reassessment for south suburban townships, and the value of all property in the south suburbs has increased by 15.6 percent according to the report. We have seen many homeowners seek property tax assessment relief through tax appeals; but even when property tax appeals have been successful, homes do not always reflect fair and uniform market and assessment values.

The May 2017 Chicago Tribune property tax series revealed that the worst of the assessment inequities occurred in south and southwest suburban Cook County townships that also have the highest number of underwater mortgages. These inequities should urgently be addressed to offset actual tax increases expected to appear on 2nd installment tax bills out in July, 2018.

TRAEN, Inc. conducted a foreclosure study in south and southwestern Cook County assessment districts called: ***Impact of Over Assessments: Where Foreclosure Distressed Sales Over Populate the Housing Landscape.***

TRAEN, Inc. researchers examined numerous south and southwestern suburban neighborhoods in such townships as Bremen, Thornton, Rich, Bloom and Proviso to show how challenging it is to accurately assess foreclosures—and even qualified sales—in pockets where foreclosures in some cases may even exceed 25% of the transactions.

The Foreclosure Assessment Study disclosed that standard Cook County assessment practice is to increase compulsory sales – foreclosures -- by about 106%. Even quality standard sales are increased by 20% over their non-distressed purchase price.

2014	RESIDENTIAL PROPERTIES ONLY	22,000 to 907,000
2015	RESIDENTIAL PROPERTIES ONLY	16,000 to 975,000
2016	RESIDENTIAL PROPERTIES ONLY	25,001 to 974,500
2017	RESIDENTIAL PROPERTIES ONLY	25,000 to 1,075,000
2018	RESIDENTIAL PROPERTIES ONLY	30,000 to 925,000

QUICK LINKS

SITE

- Home Page
- Main Menu
- Links Page
- Contact Us

TAX INFO

- Tax Formula
- Tax Cap
- Appeal Info
- Exemption Info

SENIOR INFO

- Homestead Exemption
- Assessment Freeze Exemption
- Real Estate Tax Deferral
- Property Tax Relief

PROPERTY INFO

- Property Search

CONTACT



Address: 6N050 Rosedale Road
 Bloomingdale, IL 60108

Phone: 630-529-6927

Fax: 630-307-6020

Hours: 8:30 AM - 4:30 PM
 (Office closed
 12:00 PM - 1:15 PM)
 Mon. - Fri.

NEWS / ARTICLES

Property Taxes and the Real Estate Market

Due to the present downturn in the real estate market and the ongoing media coverage of it, property owners believe there has been a severe loss of property values in our township. The property tax system is a complex process, and when one adds in the currently challenged real estate market, the process becomes even more difficult to understand. Despite the reports ... [\[Click to read more...\]](#)

Cook County southern assessment townships are problematic for assessors because areas may lack market activity, are dominated by prolonged vacancies, distressed sales, have sale disclosures rules that prevent good sale sampling or have extremely high regressive property tax rates.

The foreclosure and quality sale research of south suburban neighborhoods in such townships as Bremen, Thornton, Rich, Bloom and Proviso, shows how challenging it is to accurately assess foreclosures—and even qualified sales—in pockets where foreclosures at times well exceed 25% of the transactions.

Of the 40 south suburban city foreclosure samples from the last 2017 triennial reassessment, 35% of quality arm's length sales were assessed higher than their actual sale price. These quality standard sales were increased by an average of 20% above their actual sales price by the Cook County Assessor.

Areas with distressed sales in southern Cook County see an average sale price for quality sales 71% higher than the average sale price of foreclosures. But in 26 south suburban cities, the assessor's average market value for foreclosures is even higher than those for quality sales.

This means that in 26 cities, where foreclosed homes are selling for much less than quality sales, they are receiving higher tax assessments than are the quality sales. 26 south suburban cities (65% of the 40 cities reviewed) had their quality sales assessed on the average 14.7% lower than the foreclosures. In 14 cities (35% of the sampled) standards sales were assessed 12.1% higher than foreclosures.

For illustration we identified two Olympia Fields homes on the same street with similar square footage. One home is a foreclosure that sold for \$160,000 in 2016 and has a new market value from the Assessor of \$238,200. This foreclosed home was assessed 48% higher than its sales price.

The other Olympia Fields home is a quality sale that sold for \$330,000 in 2015 and was given a market value of \$222,020 during the triennial 2017 reassessment. This market value represents a reduction from the sales price of 32%.

In another illustration, we found two Lansing homes on the same street with similar square footage. One home is a foreclosure that sold for \$80,000 in 2017 and has a new market value from the Assessor of \$126,170. This foreclosed home was assessed 57% higher than its sales price.

The other Lansing home was a quality sale that sold for \$124,900 in 2017 and was given a market value of \$142,850 during the triennial 2017 reassessment. The increase in the market value was 14% over its sales price.

SOLUTIONS

We propose a complete assessment review of all neighborhoods in south and southwest suburban townships under the new assessment guidelines. In addition, we are proposing immediate reductions in 2nd installment tax bills where homeowner and senior exemptions have not been applied but are qualified for; and, where clear overvaluation has occurred with values 30% higher than actual sales within high foreclosure neighborhood cells.

Even if the Illinois distressed property tax law does not apply to Cook County, we believe Cook County assessment officials should recognize the spirit of this tax fairness and equity solution when reviewing distressed sales to determine their market values.

In 2016 the Cook County Assessor did not rely on mandated property tax assessment law, but considered academic studies and nationally recognized best assessment practices, to grant assessment adjustments in other distressed neighborhoods.

In the Chicago Townships of Jefferson and Norwood Park, as well as in Maine and Leyden Townships, the Cook County Assessor automatically reduced assessments of homes adversely affected by O'Hare's flight paths. Moreover, homeowners were encouraged to appeal their assessments based on excessive noise levels, which resulted in a ***combined*** assessment reduction of as high as 15% - 20%.

Normally distressed sales should not be used to determine market values. But in neighborhoods where market values have declined due to the large number of distressed sales, real estate values may not be too different from some distressed sales.

When using a systemic program of sales validation it can be determined when distressed sales are very close to current market values in that area. According to national assessment standards for analyzing difficult markets, whether using statistical models or cost-based assessment systems, it is very important to identify geo-economic market areas to stratify sales data for trending patterns.

The TRAEN research is a small sample of the impact foreclosures have on assessment practice. When assessors use geospatial analysis that involves mapping sales, geocoding distressed sales by type, with a time metric for local trends in distressed sales, they can better address the appropriate assessment methods for more fair and equitable taxation.

40 Average Actual Quality Sales Compared to Foreclosures			40 Assessor's Triennial 2017 Market Values Revaluing Quality Sales Compared to Foreclosures		
Alsip	81.0%	higher	Alsip	1.1%	higher
*Alsip	47.2%	higher	*Alsip	16.3%	lower
Bedford Park	21.1%	higher	Bedford Park	6.0%	lower
Bellwood	58.9%	higher	Bellwood	6.9%	lower
Bellwood	20.5%	higher	Bellwood	36.4%	lower
Berwyn	97.9%	higher	Berwyn	6.0%	lower
Berwyn	46.8%	higher	Berwyn	9.6%	lower
Blue Island	123.6%	higher	Blue Island	38.0%	lower
Calumet City	275.0%	higher	Calumet City	14.0%	higher
Calumet City	82.7%	higher	Calumet City	15.0%	lower
Chicago Ridge	62.9%	higher	Chicago Ridge	5.8%	higher
Cicero	70.9%	higher	Cicero	16.0%	higher
Cicero	53.9%	higher	Cicero	14.2%	higher
Country Club Hills	75.5%	higher	Country Club Hills	6.0%	higher
Country Club Hills	74.1%	higher	Country Club Hills	0.4%	lower
Country Club Hills	31.6%	higher	Country Club Hills	2.2%	lower
Country Club Hills	25.0%	higher	Country Club Hills	16.6%	lower
Country Club Hills	37.0%	higher	Country Club Hills	28.2%	lower
Dolton	46.7%	higher	Dolton	18.4%	lower
Dolton	328.0%	higher	Dolton	30.9%	lower
Forest View	22.8%	higher	Forest View	6.2%	lower
Glenwood	139.0%	higher	Glenwood	5.2%	lower
Glenwood	80.0%	higher	Glenwood	6.4%	lower
Hazelcrest	29.8%	higher	Hazelcrest	17.2%	lower
*Hickory Hills	1.8%	higher	*Hickory Hills	7.0%	higher
Homewood	12.6%	higher	Homewood	22.5%	lower
Lansing	54.2%	higher	Lansing	17.7%	higher
Matteson	97.5%	higher	Matteson	14.1%	lower
Olympia Fields	92.8%	higher	Olympia Fields	9.3%	higher
Olympia Fields	46.4%	higher	Olympia Fields	11.5%	lower
Orland Park	26.5%	higher	Orland Park	2.3%	higher
Orland Park	6.0%	lower	Orland Park	17.6%	lower
Palos	13.6%	higher	Palos	32.1%	lower
Palos Park	85.8%	higher	Palos Park	29.7%	higher
Riverdale	119.0%	higher	Riverdale	23.6%	higher
Riverdale	104.5%	higher	Riverdale	17.9%	higher
South Holland	75.0%	higher	South Holland	0.4%	lower
Stickney	41.9%	higher	Stickney	12.0%	higher
Worth	42.1%	higher	Worth	5.6%	lower
Worth	23.4%	higher	Worth	12.7%	lower

*For example: The average quality sales in Alsip is 47.2% higher than the average foreclosures but the average market value for quality sales is 16.3% lower than foreclosures.

*For example: The average quality sales in Hickory Hills is 1.8% higher than the average foreclosures but the average market value for quality sales is 7% higher than foreclosures.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Name:
Alanis

Township:
Proviso

Volume:
154

City:
MELROSE PARK

Prepared By:
KMT

Date Prepared:
07/18/19

Homeowner Exemption:		Date App Sent:
Yes	No	
MV/SF		Initials:
Exterior		

SUBJECT PROPERTY:

PIN

15-03-309-027-0000

Address

1320 N 23RD AVE

Neighborhood Code

42

PCL

211

Bldg SF

3237

Bldg AV

25238

TAV

28760

SALE DATE

N/A

SALE AMT

N/A

SALE RATIO

N/A

MV/SF

N/A

Exterior

Masonry

Age

16

SALE COMPARABLES:

PIN

Address

Neighborhood Code

PCL

Bldg SF

Bldg AV

TAV

SALE DATE

SALE AMT

SALE RATIO

MV/SF

Exterior

Age

15-03-447-009-0000*	1615 RICE ST	42	211	3107	15663	17973	04-01-2018	\$154,000	12%	50	Frame/Masonry	65
15-03-447-010-0000*	1615 RICE ST	42	211	3107	14730	9023	04-01-2018	\$154,000	6%	50	Frame/Masonry	65
15-03-301-019-0000	1402 N 23RD AVE	42	211	1320	16730	17040	08-01-2018	\$225,000	8%	170	Frame	94
15-03-300-031-0000	1414 N 24TH AVE	42	211	2385	20149	23114	06-01-2018	\$305,000	8%	128	Masonry	98
15-03-131-016-0000	1542 N 17TH AVE	41	211	1545	18497	21571	05-01-2018	\$153,211	14%	99	Masonry	21
15-03-307-013-0000*	1406 N 17TH AVE	42	211	1392	13666	15976	02-01-2018	\$138,000	12%	99	Frame	101
15-03-347-009-0000	903 N 18TH AVE	42	211	1824	25138	29758	03-01-2018	\$273,000	11%	150	Frame	120
15-03-435-011-0000	1001 N 11TH AVE	42	211	2554	21761	25906	03-01-2018	\$175,000	15%	69	Masonry	106
15-03-130-024-0000	1532 N 18TH AVE	41	211	1904	21291	24281	04-01-2018	\$156,177	16%	82	Frame/Masonry	91
15-03-114-061-0000	1743 BROADWAY AVE	41	211	3975	27689	30679	02-01-2018	\$325,000	9%	82	Masonry	43
15-03-339-019-0000	1014 N 17TH AVE	42	211	2160	20444	23436	08-01-2018	\$242,500	10%	112	Frame	116
15-03-307-012-0000*	1406 N 17TH AVE	42	211	1392	1518	3828	02-01-2018	\$138,000	3%	99	Frame	101
15-03-434-003-0000	1011 N 12TH AVE	42	211	2093	16661	20511	05-01-2018	\$210,000	10%	100	Masonry	107
15-03-308-011-0000*	1318 N 24TH AVE	42	211	3884	33544	35854	01-01-2017	\$1	3585400%	0	Frame/Masonry	92
15-03-308-012-0000*	1318 N 24TH AVE	42	211	3884	11181	13491	01-01-2017	\$1	1349100%	71	Frame	104
15-03-318-002-0000	1217 N 23RD AVE	42	211	2661	23333	25643	03-01-2017	\$190,000	13%	85	Masonry	101
15-03-318-011-0000	1218 N 22ND AVE	42	211	1638	16345	20965	05-01-2017	\$139,900	15%	120	Frame	109
15-03-319-011-0000*	1212 N 21ST AVE	42	211	1964	19289	21599	06-01-2017	\$235,000	9%	82	Masonry	45
15-03-209-041-0000	1509 N 16TH AVE	41	211	4182	35522	38553	09-01-2017	\$345,000	11%	87	Masonry	56
15-03-104-031-0000	1812 N 20TH AVE	41	211	3795	30146	33136	07-01-2017	\$330,000	10%	113	Masonry	38
15-03-320-020-0000	1216 N 20TH AVE	42	211	2808	22471	25533	07-01-2017	\$317,000	8%	106	Frame/Masonry	85
15-03-460-010-0000	709 N 11TH AVE	42	211	2501	19965	26972	11-01-2017	\$285,000	10%	35	Frame	139
15-03-319-007-0000	1207 N 22ND AVE	42	211	3535	7880	12500	03-01-2017	\$125,000	10%	90	Frame	119
15-03-321-003-0000	1213 N 20TH AVE	42	211	2640	17063	19373	10-01-2017	\$238,500	10%	75	Masonry	51
15-03-300-019-0000*	1400 N 24TH AVE	42	211	4776	17063	19373	02-01-2017	\$360,000	5%	65	Masonry	34
15-03-320-021-0000	1218 N 20TH AVE	42	211	2685	19133	23000	09-01-2017	\$175,000	13%	52	Frame/Masonry	60
15-03-208-034-0000	1515 N 17TH AVE	41	211	2558	24387	27017	03-01-2017	\$132,708	20%	92	Masonry	53
15-03-131-013-0000	1511 N 18TH AVE	41	211	3535	30411	33401	11-01-2017	\$325,000	10%	103	Masonry	91
15-03-130-026-0000	1528 N 18TH AVE	41	211	3024	28151	31141	11-01-2017	\$312,000	10%	128	Masonry	64
15-03-124-052-0000	1528 N 24TH AVE	41	211	1686	26458	30173	07-01-2017	\$215,000	14%			

Foreclosures Assessed above
Cook County Standards 10%.

W

Name: Martin
 SUBJECT PROPERTY:

Township: Worth

Volume: 245

City: OAK LAWN

Prepared By:

Date Prepared: 06/03/19

Homeowner Exemption:	Date App Sent:
Yes	
No	
MV/ISF	Initials:
Exterior	

PIN	Address	Neighborhood Code	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/ISF	Exterior	Age
24-17-201-117-1010	10309 CIRCLE DR	140	299	0	14847	15750	N/A	N/A	N/A	N/A		47
SALE COMPARABLES:												
PIN	Address	Neighborhood Code	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/ISF	Exterior	Age
24-17-201-117-1005	10309 CIRCLE DR	140	299	0	12749	13524	10-01-2018	\$35,000	39%			47
24-17-201-117-1009	10309 S CIRCLE DR	140	299	0	6155	6930	09-01-2017	\$42,900	16%			47
24-17-201-117-1007	10309 CIRCLE DR	140	299	0	9349	10124	04-01-2016	\$45,000	22%			47
24-17-201-127-1139	5703 W 103RD ST	140	299	0	560	583	11-01-2018	\$93,000	1%			29
24-17-201-127-1044	10420 S CIRCLE DR	140	299	0	8732	9096	05-01-2018	\$110,000	8%			29
24-17-201-127-1048	10420 S CIRCLE DR	140	299	0	6975	7330	11-01-2018	\$112,000	7%			29
24-17-201-127-1051	10420 S CIRCLE DR	140	299	0	8957	9331	07-01-2018	\$119,900	8%			29
24-17-201-127-1079	10420 CIRCLE DR	140	299	0	560	583	11-01-2018	\$106,000	1%			29
24-17-201-127-1099	10441 S CIRCLE DR	140	299	0	10078	10498	06-01-2018	\$118,000	9%			29
24-17-201-127-1108	10441 S CIRCLE DR	140	299	0	9405	9797	11-01-2018	\$93,000	11%			29
24-17-201-127-1116	10441 S CIRCLE DR	140	299	0	9517	9914	07-01-2018	\$114,000	9%			29
24-17-201-127-1041	10420 S CIRCLE DR	140	299	0	8957	9331	11-01-2018	\$106,000	9%			29
24-17-201-127-1132	10441 S CIRCLE DR	140	299	0	560	583	10-01-2018	\$114,900	1%			29
24-17-201-127-1071	10420 CIRCLE DR	140	299	0	560	583	07-01-2018	\$119,900	0%			29
24-17-201-127-1146	10441 S CIRCLE DR	140	299	0	560	583	06-01-2018	\$118,000	0%			29
24-17-201-127-1158	5703 W 103RD ST	140	299	0	560	583	07-01-2018	\$114,000	1%			29
24-17-201-129-1002	5721 W 103RD ST	140	299	0	7509	8601	12-01-2018	\$64,000	13%			44
24-17-201-129-1009	5721 W 103RD ST	140	299	0	11328	12141	01-01-2018	\$45,000	27%			44
24-17-201-129-1013	5721 W 103RD ST	140	299	0	523	599	12-01-2018	\$64,000	1%			44
24-17-201-129-1015	5700 W 103RD ST	140	299	0	1062	1138	01-01-2018	\$45,000	3%			44
24-17-201-130-1003	10308 S CIRCLE DR	140	299	0	6194	7170	09-01-2018	\$115,000	6%			46
24-17-201-135-1011	5641 W CIRCLE DR	140	299	0	3509	4104	07-01-2018	\$65,500	6%			46
24-17-201-127-1123	10441 S CIRCLE DR	140	299	0	10414	10848	10-01-2018	\$114,900	9%			29
24-17-201-113-1009	5700 CIRCLE DR	140	299	0	11904	12839	01-01-2018	\$125,000	10%			44
24-17-201-118-1068	10351 MENARD AVE	140	299	0	11067	12284	10-01-2018	\$120,000	10%			33
24-17-201-118-1011	10401 MENARD AVE	140	299	0	10067	11174	06-01-2018	\$100,000	11%			33
24-17-201-113-1007	5700 CIRCLE DR	140	299	0	11904	12839	08-01-2018	\$50,000	26%			44
24-17-201-118-1041	10355 MENARD AVE	140	299	0	10067	11174	04-01-2018	\$69,780	16%			33
24-17-201-118-1018	10401 MENARD AVE	140	299	0	10355	11494	08-01-2018	\$107,500	11%			33
24-17-201-118-1075	10351 MENARD AVE	140	299	0	8056	9195	05-01-2018	\$124,000	7%			33

Foreclosures Assessed Above Cook County Standard 10%.

Name:

Township:
Leyden

Volume:
64

City:
SCHILLER PARK

Prepared By:
GP

Date Prepared:
07/22/19

Homeowner Exemption:	Yes	No	Date App Sent:

SUBJECT PROPERTY:	Address	Neighborhood Code	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/SF	Exterior	Age
12-16-414-041-0000	4011 WAGNER AVE	20	203	1450	19924	22342	N/A	N/A	N/A	N/A	Masonry	31

SALE COMPARABLES:

PIN	Address	Neighborhood Code	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/SF	Exterior	Age
12-16-311-016-0000	4157 JUDD ST	20	203	1296	9589	21643	05-01-2018	\$1	2164300%	0	Masonry	87
12-16-410-046-0000*	4106 PRAIRIE AVE	20	203	1062	8693	10708	09-01-2018	\$1	1070800%	0	Masonry	66
12-16-212-010-0000	9914 WILSON AVE	20	203	1056	18405	22589	01-01-2017	\$1	2258900%	0	Masonry	59
12-16-212-016-0000	9824 SUNNYSIDE AVE	20	203	1000	18920	22599	03-01-2017	\$1	2259900%	0	Masonry	61
12-16-412-039-0000	4029 RUBY ST	20	203	1113	18816	22248	09-01-2018	\$135,500	16%	122	Masonry	64
12-16-207-006-0000	4448 EMERSON AVE	20	203	1025	18387	22589	05-01-2018	\$140,000	16%	137	Frame/Masonry	58
12-16-210-003-0000	9973 WILSON AVE	20	203	1066	18578	22589	03-01-2018	\$165,000	14%	155	Masonry	60
12-16-214-022-0000	9956 AGATITE CT	20	203	1036	15519	22390	12-01-2017	\$166,834	13%	161	Frame/Masonry	62
12-16-207-033-0000	9945 SUNNYSIDE AVE	20	203	1072	16598	20599	05-01-2018	\$175,000	12%	163	Frame/Masonry	62
12-16-408-037-0000	4110 ATLANTIC AVE	20	203	1248	18933	22391	08-01-2017	\$203,500	11%	163	Frame	69
12-16-113-026-0000	4500 SCOTT ST	20	203	1504	15810	23046	05-01-2017	\$210,000	11%	140	Masonry	60
12-16-211-003-0000	4541 HIRSCHBERG CT	20	203	1075	17345	22584	09-01-2017	\$210,000	11%	195	Masonry	60
12-16-408-017-0000	4133 RUBY ST	20	203	1122	18684	22142	01-01-2018	\$212,550	10%	189	Frame/Masonry	64
12-16-207-017-0000	9844 MONTROSE AVE	20	203	1000	18302	22306	03-01-2018	\$215,000	10%	215	Masonry	62
12-16-209-016-0000	4616 HIRSCHBERG AVE	20	203	1029	18702	22386	03-01-2017	\$215,000	10%	209	Masonry	60
12-16-212-018-0000	4546 25TH AVE	20	203	1000	18574	22149	06-01-2017	\$235,000	9%	235	Masonry	61
12-16-314-026-0000	4141 WEHRMAN AVE	20	203	1042	18852	23142	06-01-2018	\$238,000	10%	228	Masonry	52
12-16-408-030-0000	4138 ATLANTIC AVE	20	203	1683	19402	22860	01-01-2018	\$240,000	10%	143	Frame/Masonry	69
12-16-308-023-0000	10130 BERTEAU AVE	20	203	1301	13133	20998	08-01-2018	\$247,500	8%	190	Frame	93
12-16-403-026-0000	4342 ATLANTIC AVE	20	203	1002	18822	22306	06-01-2018	\$248,000	9%	248	Masonry	62
12-16-211-002-0000	4549 HIRSCHBERG AVE	20	203	1000	19003	22886	04-01-2018	\$250,000	9%	250	Masonry	60
12-16-212-001-0000	4603 HIRSCHBERG AVE	20	203	1056	18423	22842	05-01-2018	\$255,000	9%	241	Masonry	58
12-16-310-014-0000	4234 JUDD ST	20	203	1150	14453	22637	01-01-2018	\$257,000	9%	223	Frame/Masonry	64
12-16-414-044-0000	4005 WAGNER AVE	20	203	1450	19924	22342	05-01-2016	\$257,500	9%	178	Masonry	31
12-16-114-037-0000	10034 AGATITE AVE	20	203	1214	18004	23181	07-01-2018	\$260,000	9%	214	Masonry	56
12-16-410-032-0000	4146 PRAIRIE AVE	20	203	1311	20078	22093	07-01-2018	\$260,500	8%	199	Frame	112
12-16-312-021-0000	4117 DENLEY AVE	20	203	1406	21731	25935	05-01-2018	\$279,900	9%	199	Masonry	43
12-16-212-008-0000	9924 WILSON AVE	20	203	1297	19036	22565	08-01-2018	\$280,000	8%	216	Frame/Masonry	59
12-16-114-032-0000	10029 SUNNYSIDE AVE	20	203	1476	18894	26589	07-01-2018	\$379,850	7%	257	Frame	61
12-16-400-021-0000	4268 HIRSCHBERG AVE	20	203	1470	8274	16300	05-01-2018	\$81,500	20%	55	Frame	91

Homeowner Exemption:		Date App Sent:
Yes	No	
MV/SF		Initials:
Exterior		

Name: Williams
 SUBJECT PROPERTY:
 PIN 16-29-318-013-0000

Volume: 4
 City: BERWYN

Township: Berwyn

Prepared By: Date Prepared: 06/04/19

Address: 2831 HIGHLAND AVE
 Neighborhood Code: 50
 PCL: 211
 Bldg SF: 2016
 Bldg AV: 17081
 TAV: 20766
 SALE DATE: 08-01-2015
 SALE AMT: \$499,000
 SALE RATIO: 10%
 MV/SF: N/A
 Exterior: Masonry
 Age: 60

SALE COMPARABLES:

PIN	Address	Neighborhood Code	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/SF	Exterior	Age
16-29-318-035-0000	2834 HARVEY AVE	50	211	2354	19869	23554	02-01-2018	\$110,000	21%	47	Masonry	47
16-29-318-004-0000	2809 HIGHLAND AVE	50	211	1728	21879	25564	06-01-2016	\$260,000	10%	150	Masonry	101
16-29-111-002-0000	2303 HARVEY AVE	50	211	1662	13556	17241	03-01-2018	\$315,000	5%	190	Frame/Masonry	94
16-29-100-011-0000	2223 RIDGELAND AVE	50	211	2436	16739	20608	05-01-2018	\$230,000	9%	94	Masonry	99
16-29-126-010-0000	2521 HIGHLAND AVE	50	211	1912	14489	18297	08-01-2018	\$320,000	6%	167	Masonry	99
16-29-100-023-0000	2218 CUYLER AVE	50	211	2851	17562	21646	08-01-2017	\$188,000	12%	66	Masonry	97
16-29-108-032-0000	2326 CUYLER AVE	50	211	2138	16482	20167	02-01-2017	\$216,000	9%	101	Masonry	92
16-29-109-019-0000	2343 CUYLER AVE	50	211	1958	17505	21190	02-01-2017	\$246,000	9%	126	Frame/Masonry	94
16-29-100-008-0000	2217 RIDGELAND AVE	50	211	2460	15375	19459	05-01-2017	\$225,500	9%	91	Masonry	93
16-29-109-020-0000	2345 CUYLER AVE	50	211	651	21779	25500	03-01-2017	\$207,500	12%	319	Masonry	94
16-29-317-001-0000	2801 CUYLER AVE	50	211	1848	17028	20792	06-01-2017	\$275,000	8%	149	Masonry	56
16-29-127-001-0000	2501 HARVEY AVE	50	211	2809	19644	23869	09-01-2017	\$260,000	9%	93	Masonry	77
16-29-302-001-0000	6248 26TH ST	50	211	3758	34351	37546	05-01-2017	\$280,000	13%	75	Masonry	93
16-29-303-001-0000	2603 S HARVEY AVE	50	211	2590	21366	24561	11-01-2017	\$300,000	8%	116	Masonry	57
16-29-303-006-0000	6211 26TH ST	50	211	2990	25597	28887	07-01-2017	\$280,500	10%	94	Masonry	97
16-29-116-028-0000	2422 CUYLER AVE	50	211	1657	10886	14571	04-01-2016	\$173,500	8%	105	Frame/Masonry	95
16-29-108-039-0000	2348 CUYLER AVE	50	211	3137	19323	23044	04-01-2016	\$141,000	16%	45	Masonry	92
16-29-103-025-0000	2222 LOMBARD AVE	50	211	2528	18755	22440	04-01-2016	\$232,000	10%	92	Masonry	101
16-29-116-003-0000	2405 RIDGELAND AVE	50	211	2382	12220	16458	08-01-2016	\$172,000	10%	72	Frame/Masonry	95

Forreclosurers Assessed Above 10%

Name: Valencia
 SUBJECT PROPERTY:

Township: Proviso

Volume: 177

City: BROOKFIELD

Prepared By: Date Prepared: 08/23/19

Homeowner Exemption:		Date App Sent:
Yes	No	Initials:

PIN

15-34-410-039-0000

Address

3636 GRAND BLVD

Neighborhood Code

160

PCL

211

Bldg SF

6522

AV

57548

TAV

60710

SALE DATE

09-01-2018

SALE AMT

\$685,000

SALE RATIO

9%

MV/SF

105 Masonry

Exterior

88

SALE COMPARABLES:

PIN

15-34-314-002-0000	3611 MADISON AVE	160	211	2075	30971	35283	07-01-2016	\$345,000	10%	166	Frame/Masonry	87
15-34-129-038-0000	9316 WASHINGTON AVE	160	211	2520	22957	26550	11-01-2016	\$181,000	15%	72	Masonry	86
15-34-125-025-0000	9432 JEFFERSON AVE	160	211	1752	24801	26597	11-01-2016	\$254,276	10%	145	Frame	114
15-34-123-061-0000	3344 MAPLE AVE	160	211	3532	28470	32000	06-01-2016	\$320,000	10%	91	Masonry	69
15-34-414-017-0000	3645 PRAIRIE AVE	160	211	2370	18152	21750	03-01-2016	\$217,500	10%	92	Frame	109
15-34-415-020-0000*	3703 FOREST AVE	160	211	5748	18662	22500	08-01-2016	\$225,000	10%	39	Masonry	51
15-34-306-016-0000	9232 BROADWAY AVE	160	211	2682	30642	32438	10-01-2016	\$222,000	15%	83	Masonry	43
15-34-410-043-0000	3650 GRAND BLVD	160	211	3240	31952	35748	06-01-2018	\$300,000	12%	93	Masonry	88
15-34-427-014-0000	8844 BURLINGTON AVE	160	211	3061	29386	35161	01-01-2018	\$345,000	10%	113	Masonry	61
15-34-114-013-0000	3223 MADISON AVE	160	211	1848	25588	27399	03-01-2018	\$280,000	10%	152	Frame	90
15-34-401-007-0000	3513 PARK AVE	160	211	1786	24286	26981	09-01-2018	\$260,000	10%	146	Frame	107
15-34-108-069-0000	9504 LEXINGTON AVE	160	211	1757	30197	32425	05-01-2018	\$200,000	16%	114	Masonry	124
15-34-130-017-0000*	3412 GRAND BLVD	160	211	2112	7789	9111	06-01-2017	\$262,500	3%	124	Frame	100
15-34-110-048-0000	9424 JACKSON AVE	160	211	2177	2774	4096	01-01-2017	\$85,000	5%	39	Frame	128
15-34-113-046-0000*	3244 MADISON AVE	160	211	3610	1689	3408	03-01-2017	\$1	340800%	0	Masonry	69
15-34-113-063-0000*	3235 MADISON AVE	160	211	3610	32096	34791	03-01-2017	\$1	3479100%	0	Masonry	69
15-34-130-016-0000*	3412 GRAND BLVD	160	211	1672	19061	21777	03-01-2017	\$230,000	9%	138	Frame/Masonry	119
15-34-431-040-0000*	8919 BURLINGTON AVE	160	211	2112	18174	19424	06-01-2017	\$262,500	7%	124	Frame	100
15-34-319-010-0000	3704 HARRISON AVE	160	211	3610	17135	18801	11-01-2017	\$441,000	4%	122	Masonry	48
15-34-408-018-0000	9105 LINCOLN AVE	160	211	2687	32034	36324	04-01-2017	\$265,000	14%	99	Frame	94
15-34-431-004-0000*	8919 BURLINGTON AVE	160	211	1802	22075	25668	08-01-2017	\$335,000	8%	186	Frame	101
				3610	17135	18716	11-01-2017	\$441,000	4%	122	Masonry	48

Foreclosure & Standard Sales Ratio Analysis
 Glenwood, Bloom Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
32-03-407-005-0000	105 Sycamore Ln	1,201	1/30/2015	Short Sale	\$35,000	\$90,290
32-03-409-022-0000	315 Rose St	925	10/20/2016	Foreclosure	\$37,000	\$89,420
32-03-410-002-0000	423 E Birch Dr	1,958	6/30/2016	Foreclosure	\$39,500	\$129,100
32-03-418-002-0000	450 Mulberry Ct	1,058	6/23/2016	Foreclosure	\$61,954	\$113,220
32-03-403-015-0000	105 Willow Ln	1,000	1/29/2016	Foreclosure	\$20,000	\$87,400
32-03-402-012-0000	50 Willow Ln	867	3/30/2015	Foreclosure	\$37,599	\$128,780
32-03-404-024-0000	105 Spruce Ln	775	3/19/2015	Foreclosure	\$59,864	\$96,760
32-03-406-004-0000	30 Willow Ln	1,088	6/9/2017	Quality	\$60,000	\$84,230
32-03-405-012-0000	438 Birch Dr	1,250	5/31/2016	Quality	\$70,000	\$89,700
32-03-403-008-0000	31 Willow Ln	1,107	3/2/2016	Quality	\$48,115	\$85,760
32-03-404-029-0000	125 Spruce Ln	1,025	11/25/2015	Quality	\$80,000	\$114,700
32-03-409-006-0000	40 Sycamore Ln	1,041	11/9/2015	Quality	\$85,000	\$92,340
32-03-407-008-0000	5 Sycamore Ln	1,152	10/29/2015	Quality	\$89,500	\$101,570
32-03-423-001-0000	207 Rose St	1,095	8/19/2015	Quality	\$92,000	\$119,050

Foreclosures: 7	
Average Foreclosure	Assessor's Average Market Value
\$41,560	\$104,996
152% INCREASE	

Quality Sales: 7	
Average Sale	Assessor's Average Market Value
\$74,945	\$98,193
31% INCREASE	

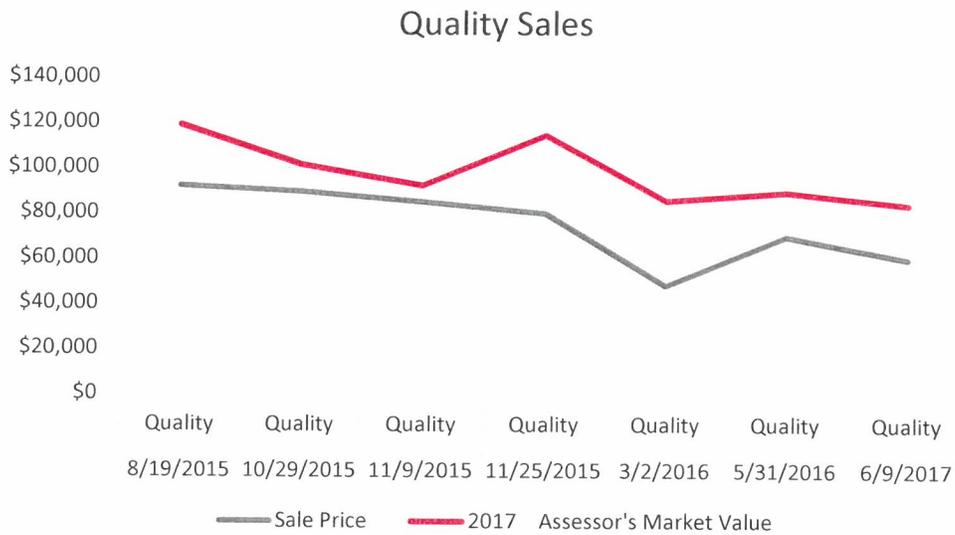
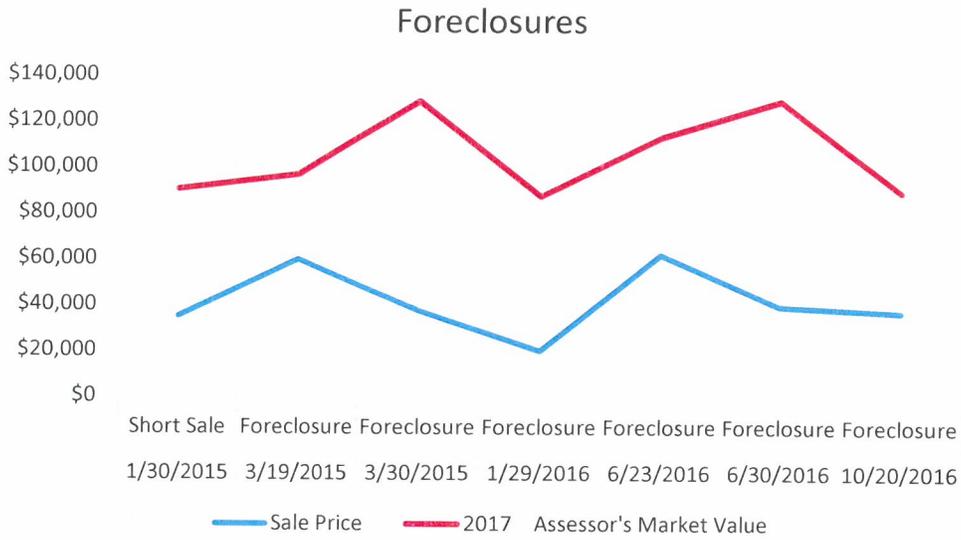
Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

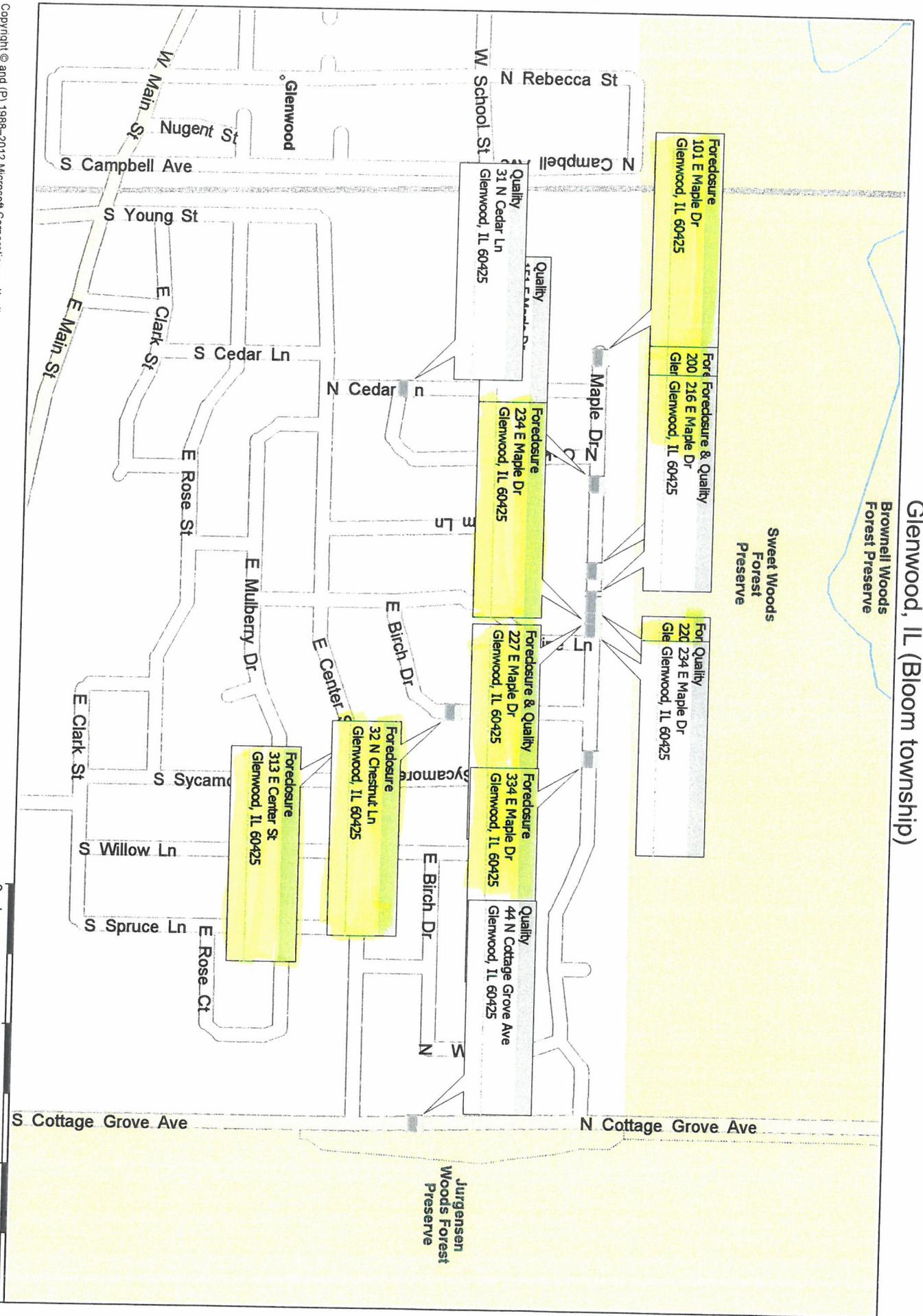
Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis

Glenwood, Bloom Twp., Cook County, IL



Glenwood, IL (Bloom township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Bellwood, Proviso Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
15-10-319-038-0000	623 22nd Ave	1,107	10/4/2018	Foreclosure	\$72,000	\$92,670
15-10-317-030-1010	609 24th Ave	CS	10/2/2017	Foreclosure	\$35,000	\$141,540
15-10-309-017-0000	524 23rd Ave	748	4/11/2017	Foreclosure	\$40,000	\$82,390
15-10-325-014-0000	718 23rd Ave	1,497	12/28/2016	Foreclosure	\$54,639	\$109,770
15-10-318-014-0000	610 22nd Ave	1,505	9/8/2016	Foreclosure	\$75,000	\$124,500
15-10-310-001-0000	501 23rd Ave	1,268	6/27/2016	Foreclosure	\$43,900	\$87,930
15-10-301-025-0000	446 23rd Ave	1,892	3/11/2016	Foreclosure	\$40,500	\$132,700
15-10-311-006-0000	523 22nd Ave	1,088	1/11/2016	Short Sale	\$75,000	\$165,230
15-10-326-019-0000	724 22nd Ave	1,000	11/2/2015	Foreclosure	\$51,600	\$115,240
15-10-300-030-0000	428 24th Ave	1,223	10/30/2015	Foreclosure	\$50,000	\$102,380
15-10-318-018-0000	624 22nd Ave	1,505	9/18/2017	Quality	\$76,200	\$124,500
15-15-107-020-0000	941 23rd Ave	1,100	2/6/2017	Quality	\$90,169	\$115,600
15-10-327-005-0000	715 22nd Ave	840	1/18/2017	Quality	\$90,000	\$82,210

Foreclosures: 10	
Average Foreclosure	Assessor's Average Market Value
\$53,764	\$115,435
115% INCREASE	

Quality Sales: 3	
Average Sale	Assessor's Average Market Value
\$85,456	\$107,437
26% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

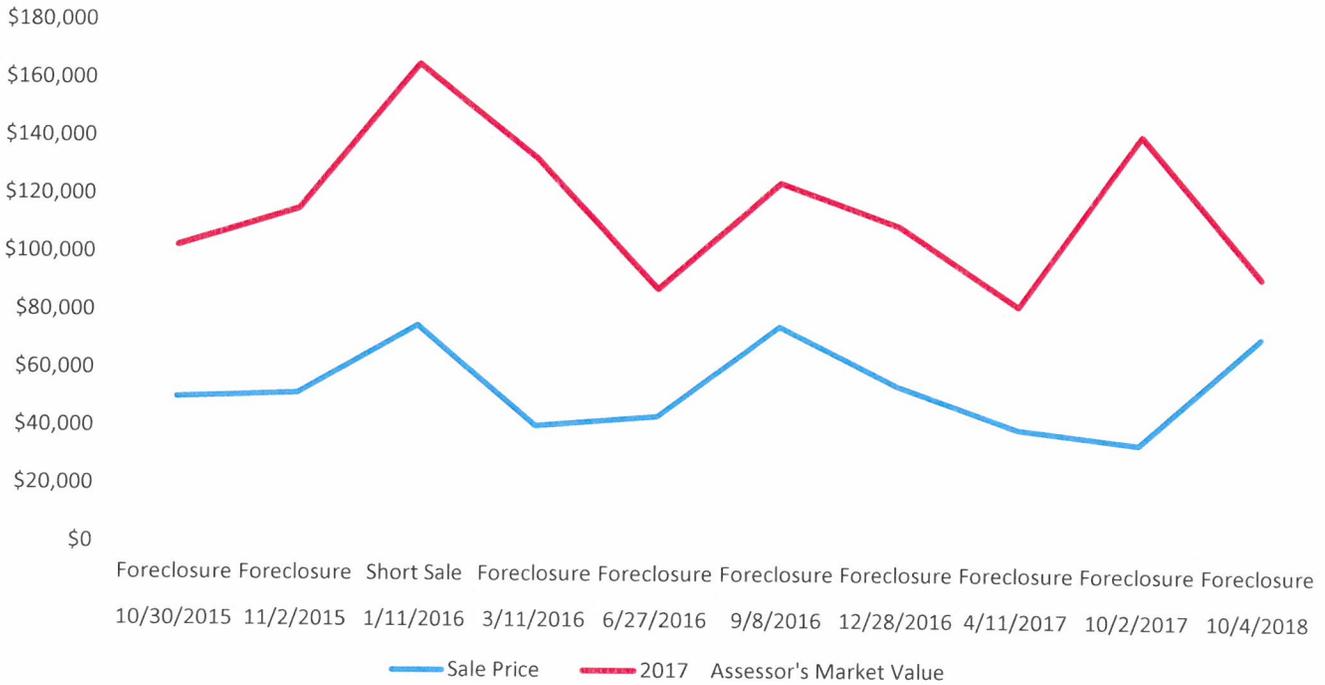
Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis

Bellwood, Proviso Twp., Cook County, IL

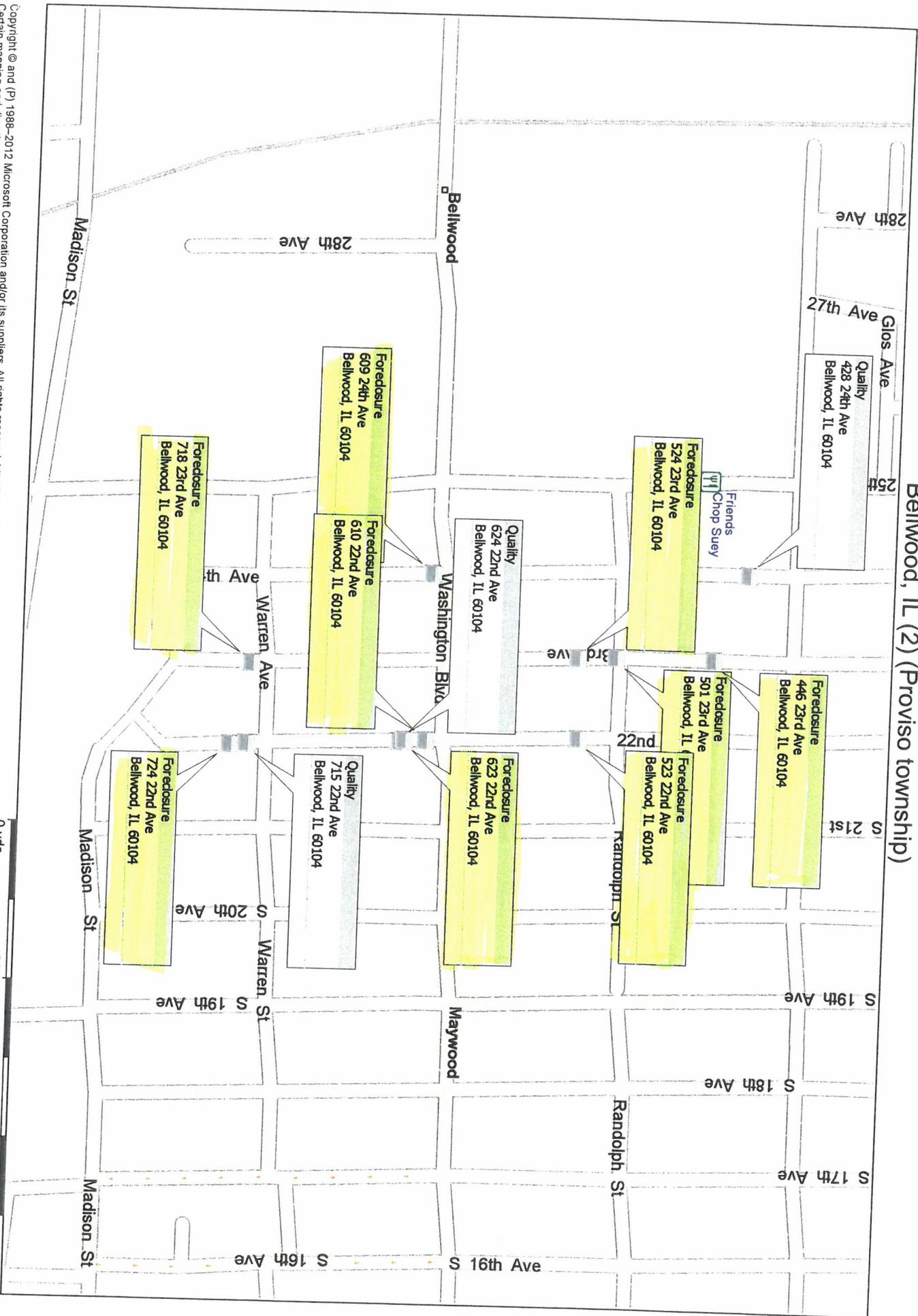
Foreclosures



Quality Sales



Bellwood, IL (2) (Proviso township)



Copyright © and (P) 1998-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Matteson, Rich Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
31-20-204-015-0000	5631 Colgate Ln	1,411	11/17/2017	Foreclosure	\$72,000	\$133,430
31-21-103-049-0000	932 Harvard Ln	1,637	11/3/2016	Foreclosure	\$54,639	\$123,060
31-21-105-002-0000	829 Harvard Ln	1,637	10/10/2016	Foreclosure	\$75,000	\$119,990
31-21-103-003-0000	801 Central Ave	980	7/15/2016	Foreclosure	\$53,000	\$93,350
31-20-207-004-0000	919 Dartmouth Ave	1,550	1/21/2016	Foreclosure	\$50,950	\$109,650
31-21-105-004-0000	845 Harvard Ln	1,968	8/31/2017	Quality	\$154,900	\$120,810
31-20-207-010-0000	947 Dartmouth Ave	1,044	8/29/2017	Quality	\$140,000	\$106,640
31-20-207-014-0000	5614 Amherst Pl	1,225	6/26/2017	Quality	\$89,000	\$95,020
31-20-203-001-0000	5657 Colgate Ln	1,036	12/12/2015	Quality	\$115,000	\$85,270
31-20-204-011-0000	859 Princeton Ave	1,225	7/7/2015	Quality	\$104,900	\$89,600

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$61,118	\$115,896
90% Increase	

Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$120,760	\$99,468
12% Decrease	

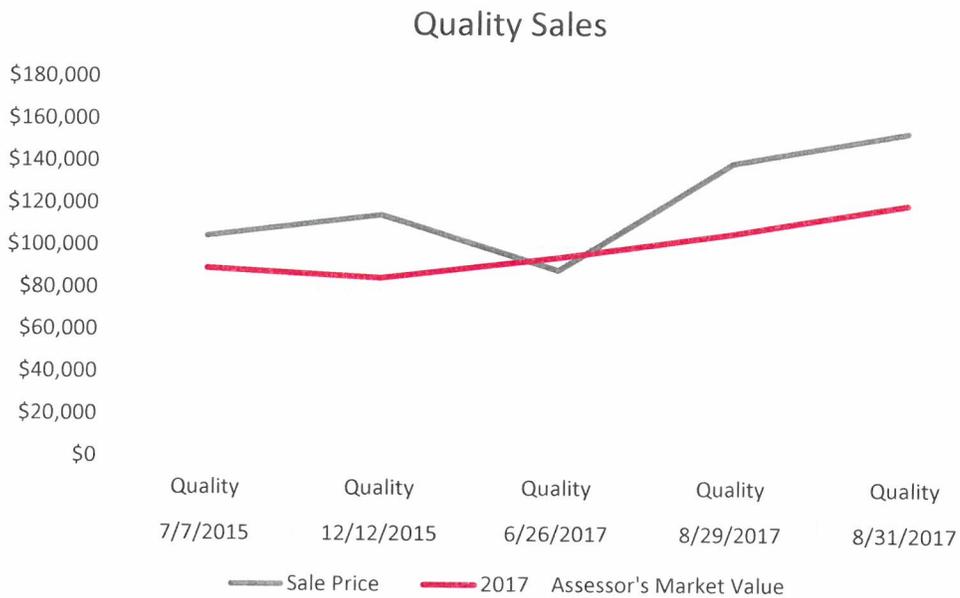
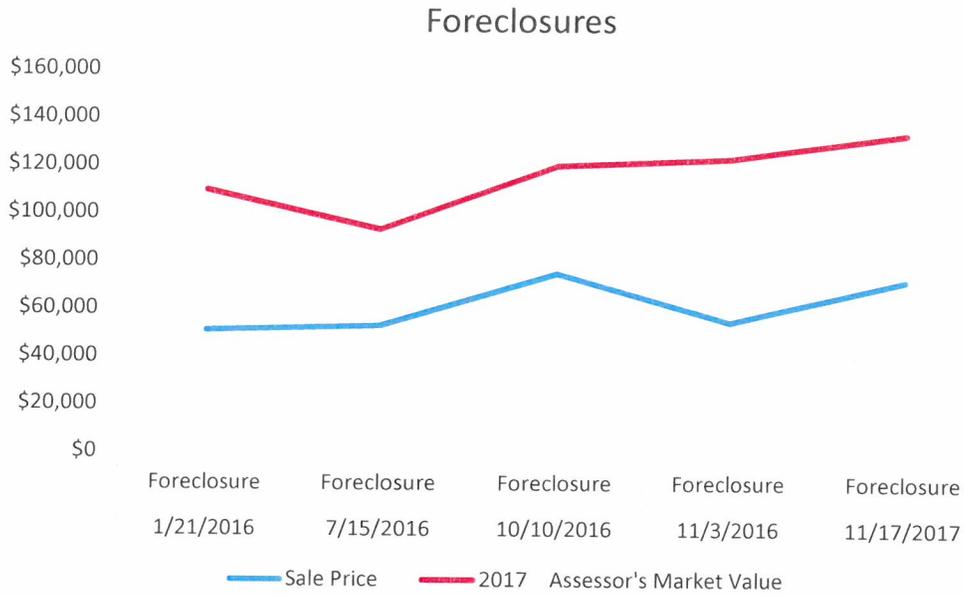
Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

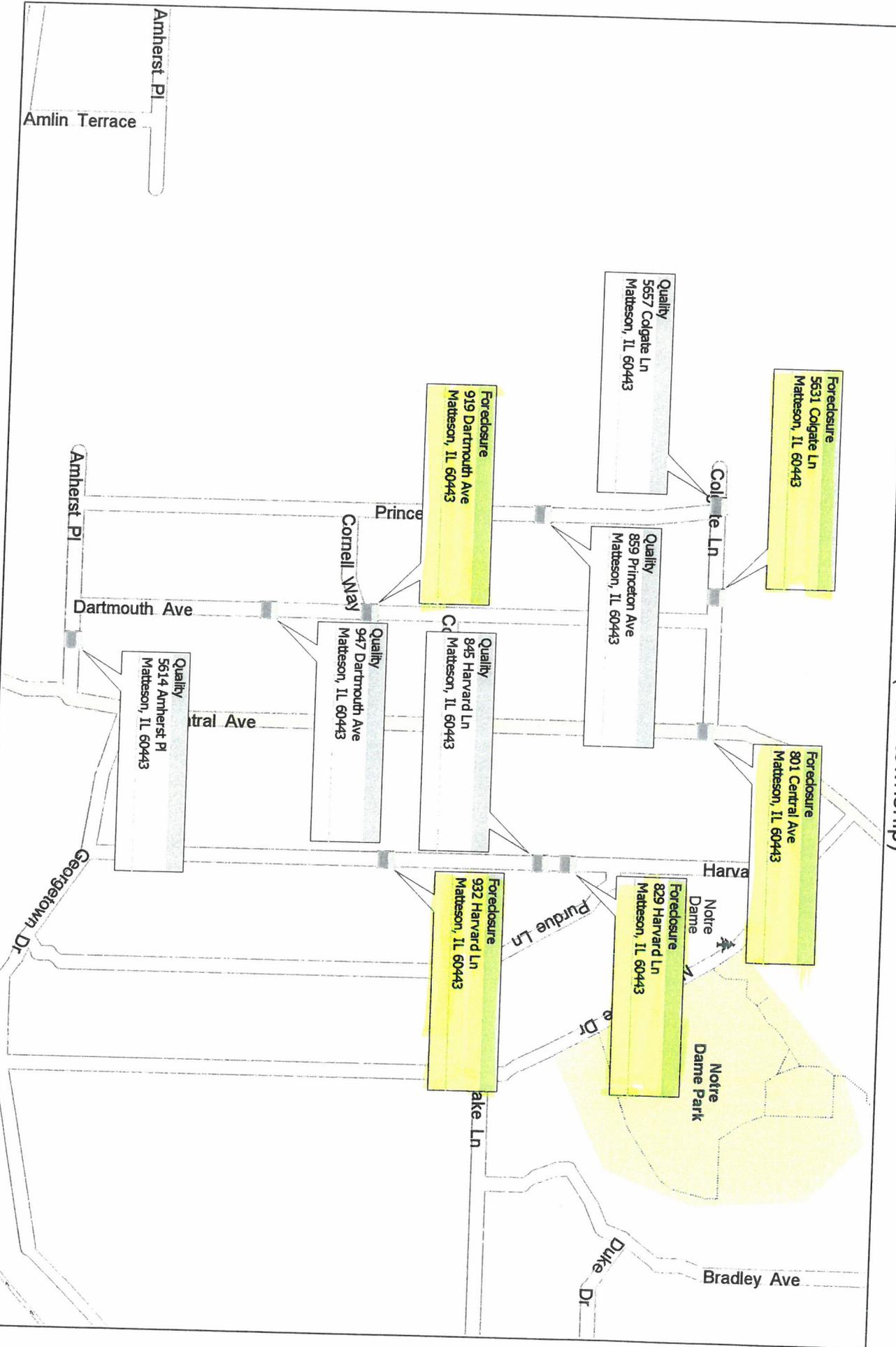
Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis

Matteson, Rich Twp., Cook County, IL



Matteson, IL (Rich township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Riverdale, Thornton Twp., Cook County, IL

Township: Thornton

City: Riverdale

SUBJECT PIN: 29-04-413-051-0000

Anthony Travis

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
Subject Property	61 E 144th St	1,171				
29-04-412-048-0000	14321 S State St	1,176	1/30/2018	Foreclosure	\$17,000	\$55,260
29-04-412-051-0000	14326 S Wabash Ave	1,316	9/20/2017	Foreclosure	\$24,500	\$83,820
29-04-417-051-0000	14410 S Clark St	1,032	6/27/2017	Foreclosure	\$15,000	\$60,650
29-04-411-013-0000	14325 S Dearborn St	1,311	8/11/2016	Foreclosure	\$29,900	\$68,500
29-04-413-029-0000	51 E 144th St	1,112	7/17/2015	Foreclosure	\$26,000	\$71,091
29-04-415-001-0000	14301 S Edbrooke Ave	1,169	4/30/2015	Foreclosure	\$8,500	\$22,880
29-04-416-018-0000	14429 S Wentworth Ave	1,588	3/6/2015	Foreclosure	\$12,900	\$38,770
29-04-412-052-0000	13 E 144th St	1,009	1/23/2015	Foreclosure	\$20,201	\$70,870
29-04-413-041-0000	14315 S Wabash Ave	1,128	8/24/2017	Quality	\$40,000	\$62,670
29-04-414-010-0000	14319 S Michigan Ave	1,775	5/18/2017	Quality	\$32,000	\$76,940
29-04-410-050-0000	53 W 144th St	1,200	5/18/2017	Quality	\$33,500	\$64,040
29-04-418-019-0000	14431 S Clark St	2,389	4/27/2017	Quality	\$52,000	\$88,020

Foreclosures: 8	
Average Foreclosure	Assessor's Average Market Value
\$19,250	\$58,980
206% INCREASE	

Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$39,375	\$72,918
85% INCREASE	

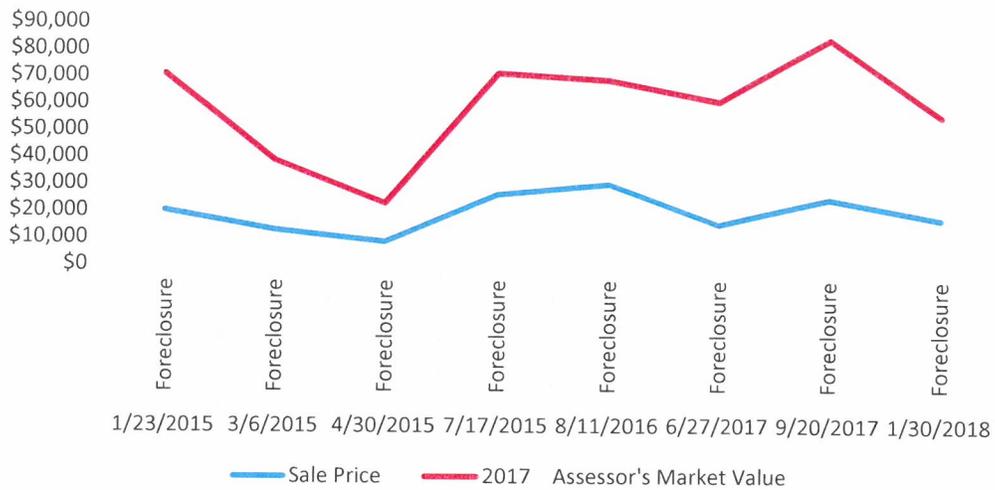
Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis Riverdale, Thornton Twp., Cook County, IL

Foreclosures



Quality Sales



Foreclosure & Standard Sales Ratio Analysis
 Country Club Hills, Bremen Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
28-34-204-013-0000	4300 176th St	1,640	12/18/2017	Foreclosure	\$75,000	\$112,820
28-34-204-006-0000	4301 175th Pl	2,081	12/2/2016	Foreclosure	\$72,277	\$151,470
28-34-104-022-0000	4417 177th St	2,081	9/26/2016	Foreclosure	\$74,879	\$138,870
28-34-218-013-0000	4107 176th Pl	1,905	7/14/2016	Foreclosure	\$80,000	\$120,810
28-34-217-019-0000	4030 176th Pl	1,763	6/24/2016	Foreclosure	\$109,900	\$124,980
28-34-227-007-0000	4123 177th St	1,369	4/22/2016	Short Sale	\$55,000	\$124,470
28-35-103-054-0000	3981 177th St	1,265	4/22/2016	Foreclosure	\$57,000	\$102,120
28-34-208-026-0000	4207 176th Pl	1,568	4/20/2016	Foreclosure	\$68,351	\$86,710
28-34-204-002-0000	4333 175th Pl	2,081	12/29/2015	Foreclosure	\$74,494	\$165,050
28-34-210-019-0000	4249 177th St	1,642	12/11/2015	Foreclosure	\$52,000	\$109,680
28-34-212-012-0000	4250 179th St	1,222	2/26/2015	Foreclosure	\$40,000	\$121,950
28-34-203-001-0000	4216 175th Pl	1,662	2/24/2015	Foreclosure	\$38,000	\$123,520
28-34-207-008-0000	4241 176th St	1,241	2/10/2015	Foreclosure	\$55,200	\$107,390
28-35-103-037-0000	3794 176th	1,047	5/18/2018	Quality	\$63,500	\$88,940
28-34-104-009-0000	4420 177th Pl	1,392	1/12/2017	Quality	\$53,000	\$95,210
28-35-105-006-0000	3791 176th Pl	836	2/25/2015	Quality	\$130,000	\$79,250

Foreclosures: 13	
Average Foreclosure	Assessor's Average Market Value
\$65,546	\$122,295
87% INCREASE	

Quality Sales: 3	
Average Sale	Assessor's Average Market Value
\$82,167	\$87,800
6% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

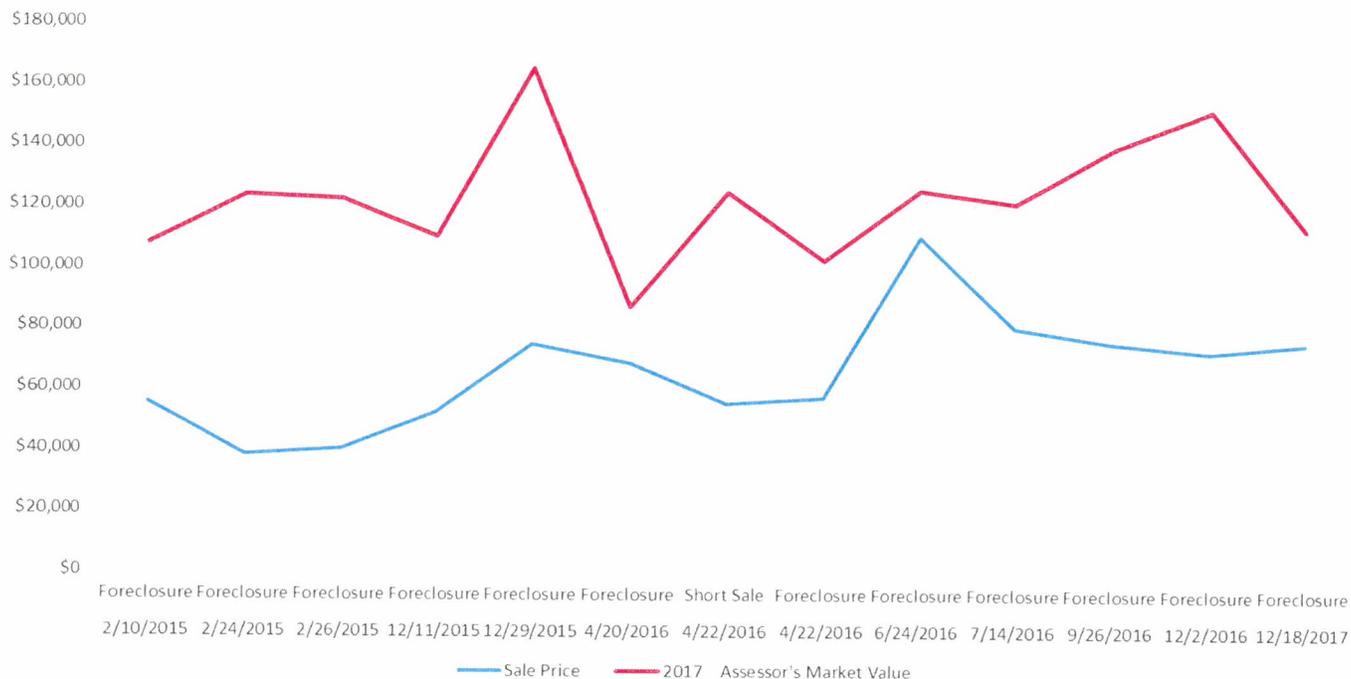
Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis

Country Club Hills, Bremen Twp., Cook County, IL

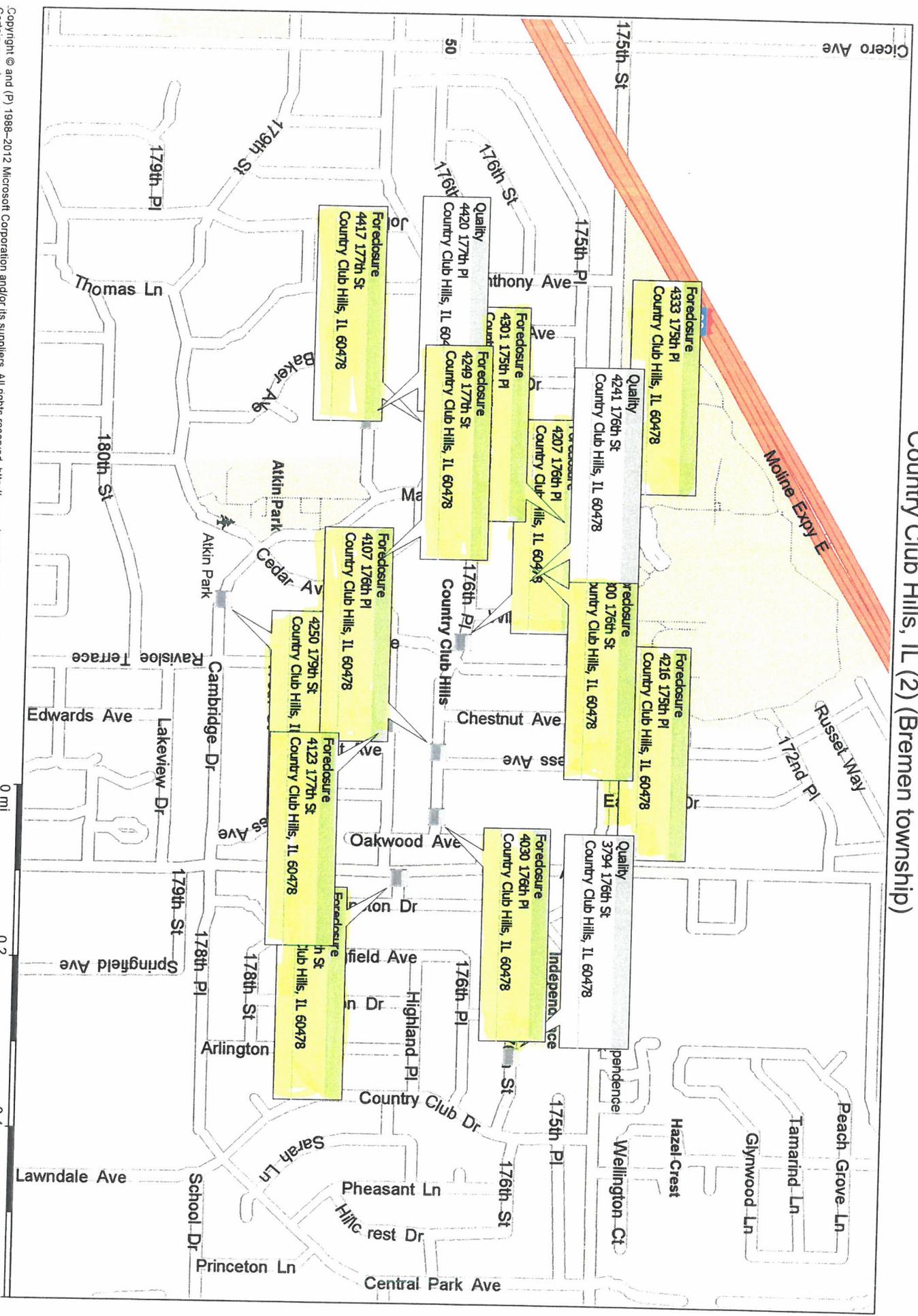
Foreclosures



Quality



Country Club Hills, IL (2) (Bremen township)



Copyright © and (P) 1998-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Homeowner Exemption:	Date App Sent:
Yes	
No	
	Initials:

Name: Ezzy
 SUBJECT PROPERTY: Thornton
 Volume: 195
 City: RIVERDALE
 Prepared By:
 Date Prepared: 07/16/19

SALE COMPARABLES:

Address	Neighborhood	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/SF	Exterior	Age
158 W IVANHOE TER	24	202	807	2613	4125	08-01-2018	\$184,240	2%		228 Masonry	75
13821 S ATLANTIC ST	23	202	945	2742	3835	08-01-2018	\$32,500	12%		34 Frame	110
14212 NORMAL AVE	24	202	840	3261	4573	08-01-2018	\$184,240	2%		219 Masonry	65
14520 NORMAL AVE	24	202	932	5376	6688	02-01-2018	\$40,000	17%		43 Masonry	66
309 W 146TH ST	24	202	989	3930	5499	02-01-2018	\$18,000	31%		18 Masonry	68
269 W 146TH ST	24	202	992	5183	6609	01-01-2018	\$25,900	26%		26 Masonry	64
14310 NORMAL AVE	24	202	890	5249	6561	05-01-2018	\$38,975	17%		44 Masonry	65
14132 S CLARK ST	24	202	973	4729	6041	06-01-2018	\$103,000	6%		106 Masonry	66
107 E 141ST ST	24	202	893	5101	6413	06-01-2018	\$17,500	37%		20 Masonry	66
14218 S STATE ST	24	202	983	5500	8111	01-01-2018	\$12,500	65%		13 Masonry	64
127 W 141ST ST	24	202	890	5091	6403	03-01-2018	\$21,000	30%		24 Masonry	76
15 E 140TH CT	24	202	864	2627	4097	03-01-2018	\$10,000	41%		12 Frame	63
14326 S STATE ST	24	202	809	3642	5228	05-01-2018	\$1	522800%		0 Masonry	70
13 E 140TH CT	24	202	847	4525	5995	05-01-2018	\$32,973	18%		39 Masonry	75
56 W 144TH ST	24	202	996	3436	5011	02-01-2018	\$39,000	13%		39 Masonry	87
14430 S EDBROOKE AVE	24	202	720	3803	5798	03-01-2018	\$18,500	31%		26 Masonry	62
14502 S STATE ST	24	202	978	5286	7036	01-01-2018	\$17,000	41%		17 Masonry	75
14310 S DEARBORN ST	24	202	967	6924	8236	09-01-2018	\$27,500	30%		28 Masonry	66
161 W 146TH ST	24	202	992	5190	7377	05-01-2018	\$35,000	21%		35 Masonry	65
14114 S STATE ST	24	202	881	3286	4598	03-01-2017	\$1	459800%		0 Masonry	64
14238 S SCHOO ST	24	202	818	3583	5089	11-01-2017	\$15,500	33%		19 Masonry	65
14245 S STEWART AVE	24	202	960	2491	3740	11-01-2017	\$16,000	23%		17 Frame/Masonry	77
13924 S ATLANTIC ST	23	202	887	2636	3729	06-01-2017	\$10,500	36%		12 Frame	65
14232 S STEWART AVE	24	202	912	4202	5952	11-01-2017	\$22,000	27%		24 Masonry	110
14229 PARNELL AVE	24	202	890	3706	5018	10-01-2017	\$28,000	18%		31 Frame/Masonry	65
14213 PARNELL AVE	24	202	970	4815	6127	07-01-2017	\$65,000	9%		67 Masonry	65
14134 S DEARBORN ST	24	202	964	5267	6579	03-01-2017	\$27,000	24%		28 Masonry	66
14103 S DEARBORN ST	24	202	919	3651	5401	11-01-2017	\$1	540100%		0 Frame/Masonry	65
13952 S TRACY AVE	24	202	891	5033	6806	10-01-2017	\$69,500	10%		78 Masonry	66
13829 S LA SALLE ST	23	202	726	823	1890	03-01-2017	\$1	189000%		0 Frame	61

Name: **Township:** Hyde Park
SUBJECT PROPERTY: 282
City: CHICAGO

Volume: 282
 Prepared By:
 Date Prepared: 10/03/19

Homeowner Exemption:	Date App Sent:
Yes	
No	
Initials:	

Address	Neighborhood	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/SF	Exterior	Age
1300 E 93RD ST	121	211	4338	15165	17665	N/A	N/A	N/A	N/A	Masonry	91

SALE COMPARABLES:

PIN	Address	Neighborhood	PCL	Bldg SF	Bldg AV	TAV	SALE DATE	SALE AMT	SALE RATIO	MV/SF	Exterior	Age
25-02-103-005-0000	8755 S COTTAGE GROV	121	211	3096	1212	4620	04-01-2017	\$80,000	6%	26	Masonry	115
25-02-208-011-0000	8733 S HARPER AVE	80	211	2208	11446	15383	06-01-2018	\$235,000	7%	106	Masonry	64
25-02-107-013-0000	839 E 89TH PL	121	211	4356	12203	16472	06-01-2018	\$230,000	7%	53	Masonry	115
25-02-214-019-0000	8804 S HARPER AVE	80	211	1940	10853	14790	02-01-2017	\$140,000	11%	72	Masonry	66
25-02-205-035-0000	8754 S DANTE AVE	80	211	1940	11604	15541	01-01-2017	\$124,500	12%	57	Masonry	64
25-02-418-015-0000	9320 S HARPER AVE	80	211	1980	11451	14263	07-01-2018	\$105,000	14%	53	Frame	125
25-02-220-007-0000	8923 S BLACKSTONE AV	80	211	4608	16717	20654	01-01-2017	\$100,201	21%	22	Masonry	91
25-02-213-005-0000	8815 S DANTE AVE	80	211	4359	16076	20013	08-01-2017	\$93,000	22%	21	Masonry	89
25-02-212-027-0000	8832 S DANTE AVE	80	211	4425	16142	20079	09-01-2017	\$92,500	22%	21	Masonry	90
25-02-310-008-0000	9223 S DREXEL AVE	121	211	1472	8809	10529	06-01-2018	\$44,550	24%	30	Frame	122
25-02-316-045-0000	9354 S UNIVERSITY AVE	121	211	1472	10525	13005	01-01-2018	\$40,000	33%	17	Frame	110
25-02-104-006-0000	8819 S COTTAGE GROVI	121	211	2311	8400	11422	06-01-2017	\$26,010	44%	12	Frame	120
25-02-112-024-0000	826 E 91ST ST	121	211	2380	8606	11422	05-01-2017	\$25,000	46%	11	Frame	123
25-02-418-039-0000	1544 E 94TH ST	80	211	2226	11656	17056	01-01-2018	\$23,500	73%	11	Frame	130
25-02-313-020-0000	9210 S UNIVERSITY AVE	121	211	1347	7717	10197	03-01-2018	\$11,000	93%	8	Frame	111
25-02-414-039-0000	9352 S KIMBARK AVE	121	211	1496	8155	11726	11-01-2017	\$1	1172600%	0	Masonry	115
25-02-214-054-0000	8809 S BLACKSTONE AV	80	211	1900	9139	12682	08-01-2018	\$1	1268200%	0	Masonry	71
25-02-103-014-0000	839 E 87TH PL	121	211	2190	9760	12760	01-01-2018	\$1	1276000%	0	Masonry	94
25-02-112-017-0000	9044 S DAUPHIN AVE	121	211	2485	9829	12829	08-01-2018	\$1	1282900%	0	Frame/Masonry	125
25-02-214-055-0000	8811 S BLACKSTONE AV	80	211	1900	9877	13420	08-01-2018	\$1	1342000%	0	Masonry	71
25-02-310-016-0000	9200 S ELLIS AVE	121	211	2800	10444	13692	11-01-2018	\$1	1369200%	0	Masonry	91
25-02-411-039-0000	1528 E 93RD ST	80	211	2156	11419	14119	11-01-2017	\$1	1411900%	0	Masonry	110
25-02-206-018-0000	8739 S DANTE AVE	80	211	2023	10803	14740	08-01-2018	\$1	1474000%	0	Masonry	67
25-02-310-006-0000	9215 S DREXEL BLVD	121	211	3846	11856	15576	11-01-2018	\$1	1557600%	0	Frame	121
25-02-207-013-0000	8733 S BLACKSTONE AV	80	211	2398	12448	16385	07-01-2017	\$1	1638500%	0	Masonry	65
25-02-206-022-0000	8755 S DANTE AVE	80	211	2612	13131	17068	11-01-2018	\$1	1706800%	0	Masonry	66
25-02-220-024-0000	8922 S HARPER AVE	80	211	3750	15517	19117	11-01-2018	\$1	1911700%	0	Masonry	91
25-02-214-012-0000	8841 S BLACKSTONE AV	80	211	3771	15258	19195	01-01-2017	\$1	1919500%	0	Masonry	92
25-02-207-025-0000	8728 S HARPER AVE	80	211	3699	15533	19470	02-01-2018	\$1	1947000%	0	Masonry	92
25-02-207-023-0000	8722 S HARPER AVE	80	211	3730	15541	19478	08-01-2018	\$1	1947800%	0	Masonry	92

Foreclosure & Standard Sales Ratio Analysis
 Calumet City, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
30-17-120-043-0000	504 157th St	805	11/21/2017	Foreclosure	\$26,900	\$59,970
30-17-105-058-0000	432 155th St	1,042	7/28/2017	Foreclosure	\$18,500	\$84,410
30-17-112-003-0000	543 155th Pl	1,216	11/22/2016	Foreclosure	\$26,000	\$68,210
30-17-117-002-0000	445 156th St	938	1/4/2016	Foreclosure	\$30,000	\$61,610
30-08-325-033-0000	442 154th St	1,176	12/30/2015	Foreclosure	\$31,400	\$80,650
30-08-330-012-0000	221 153rd Pl	800	12/4/2015	Foreclosure	\$14,500	\$42,150
30-17-100-058-0000	532 154th Pl	1,056	8/24/2015	Foreclosure	\$43,000	\$79,170
30-17-100-060-0000	524 154th Pl	1,406	8/4/2015	Foreclosure	\$14,700	\$65,860
30-08-327-027-0000	328 153rd Pl	704	7/1/2015	Foreclosure	\$19,400	\$35,740
30-17-112-053-0000	524 156th St	1,037	5/1/2015	Short Sale	\$36,100	\$90,230
30-17-100-030-0000	517 157th St	1,203	4/27/2018	Quality	\$105,000	\$73,590
30-17-100-038-0000	522 154th Pl	920	12/12/2017	Quality	\$45,000	\$47,660
30-17-116-050-0000	511 156th St	1,678	2/17/2017	Quality	\$142,000	\$93,030
30-17-124-009-0000	536 154th Pl	1,673	6/8/2016	Quality	\$98,900	\$90,670

Foreclosures: 10	
Average Foreclosure	Assessor's Average Market Value
\$26,050	\$66,800
156% INCREASE	

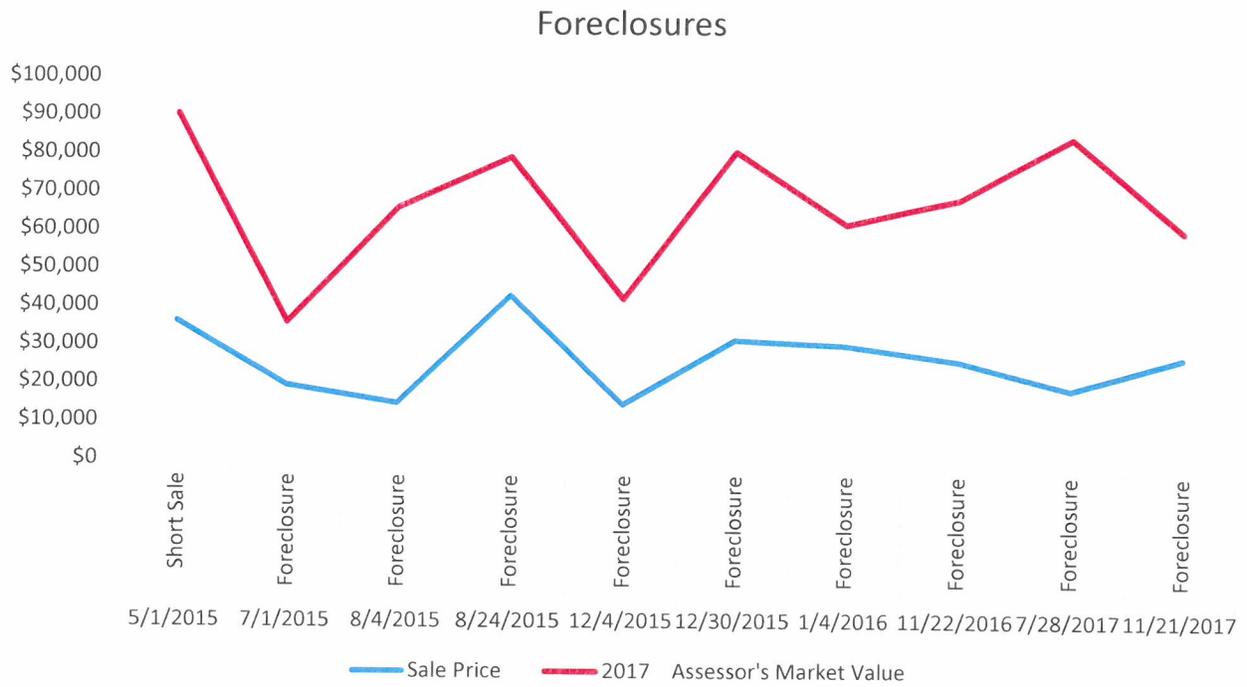
Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$97,725	\$76,238
22% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

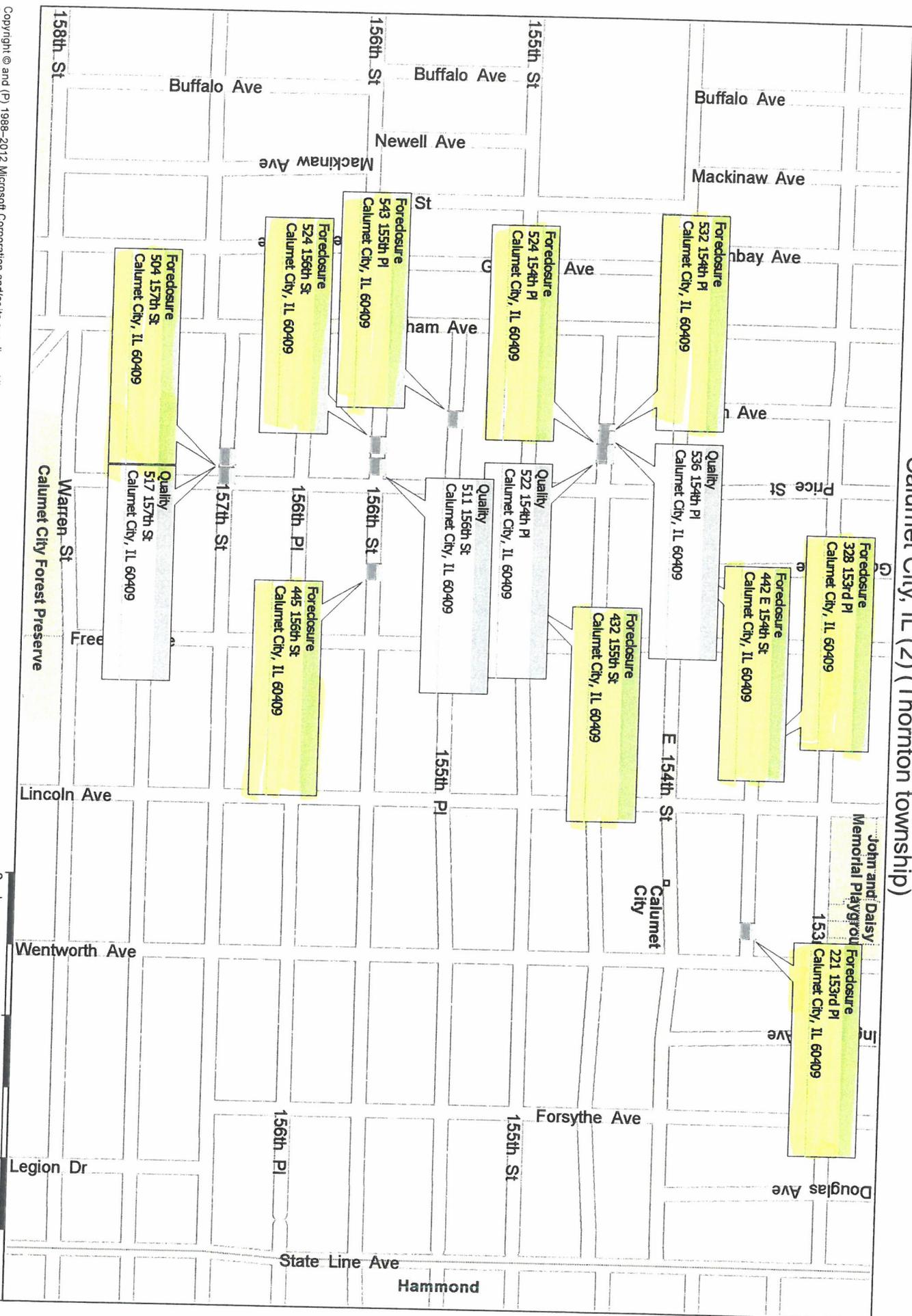
Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis Calumet City, Thornton Twp., Cook County, IL



Calumet City, IL (2) (Thornton township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Riverdale, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
29-04-426-097-0000	65 146th St	1,426	10/23/2017	Foreclosure	\$25,000	\$69,700
29-04-418-029-0000	14424 Clark St	1,293	5/27/2016	Foreclosure	\$20,700	\$64,940
29-04-417-044-0000	14432 Clark St	1,452	5/10/2016	Foreclosure	\$23,000	\$97,990
29-04-318-039-0000	14421 Eggleston Ave	1,436	8/7/2015	Foreclosure	\$32,500	\$67,040
29-04-328-022-0000	14514 Atlantic Ave	1,652	3/27/2015	Foreclosure	\$33,500	\$67,580
29-04-327-009-0000	310 145th St	1,248	2/2/2015	Foreclosure	\$35,829	\$86,480
29-04-418-019-0000	14431 Clark St	2,389	4/27/2017	Quality	\$52,000	\$88,020
29-04-314-046-0000	14329 Atlantic Ave	1,306	2/16/2016	Quality	\$73,000	\$90,390

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$28,422	\$75,622
166% INCREASE	

Quality Sales: 2	
Average Sale	Assessor's Average Market Value
\$62,500	\$89,205
42% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

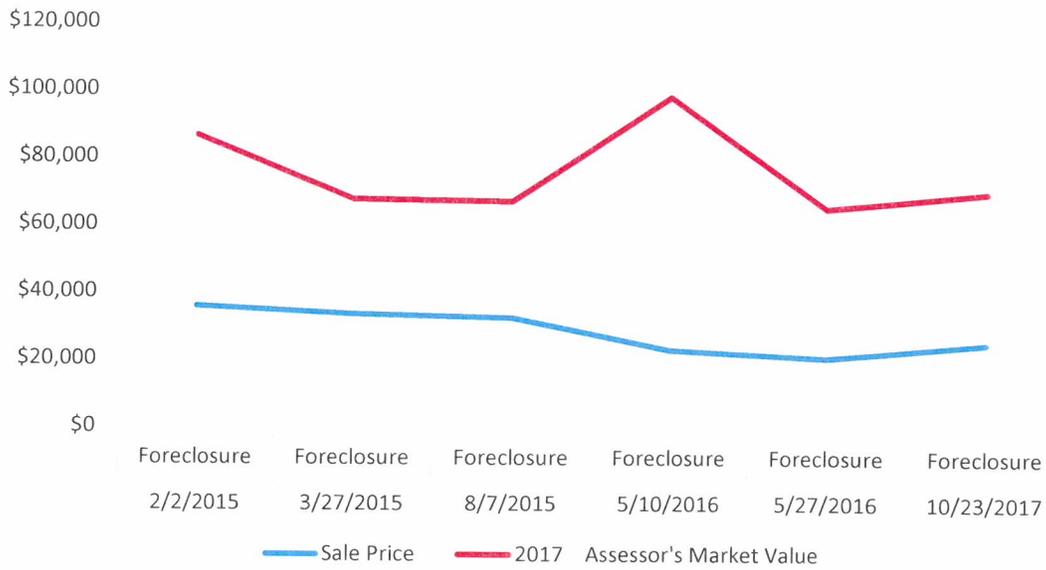
Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis

Riverdale, Thornton Twp., Cook County, IL

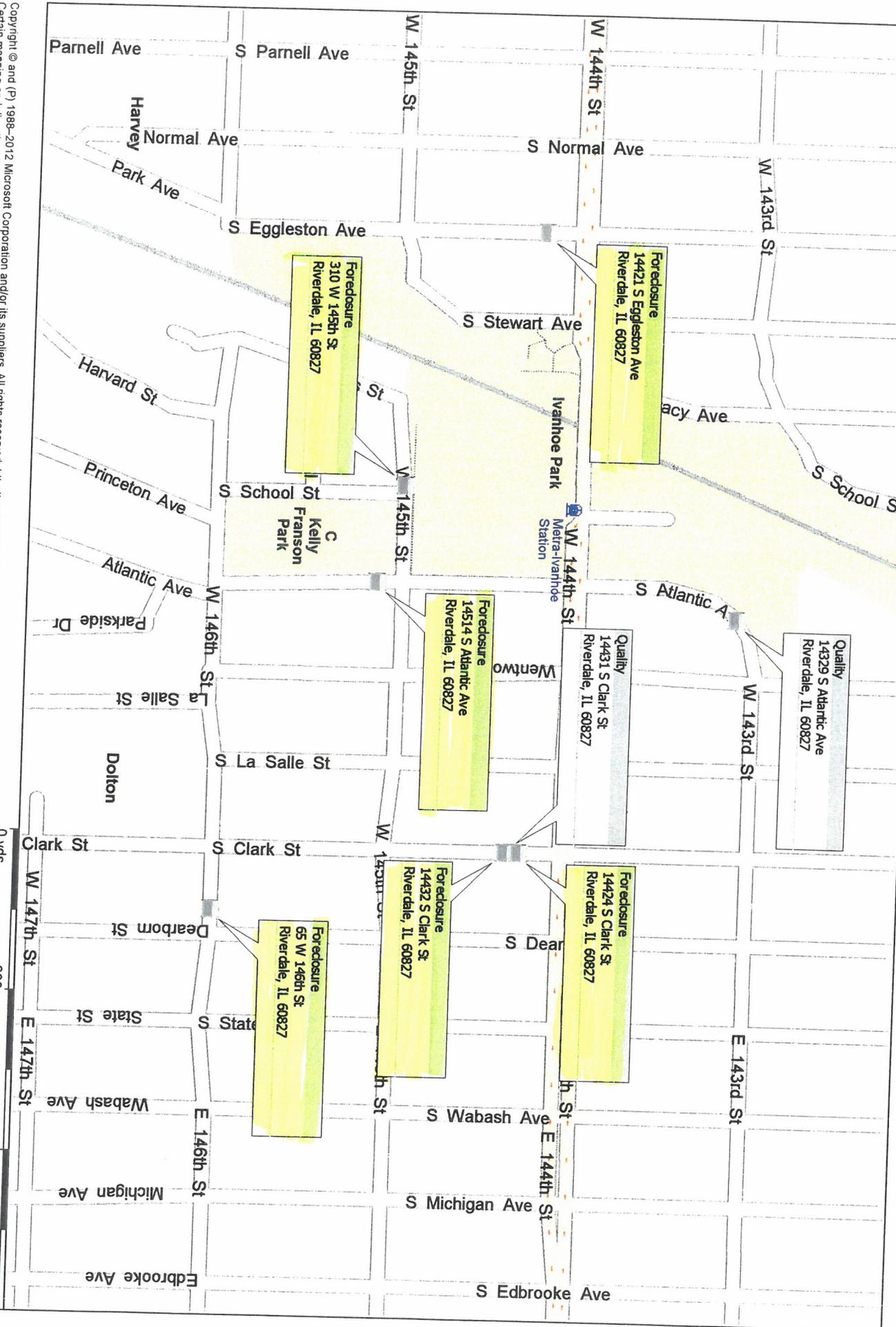
Foreclosures



Quality Sales



Riverdale, IL (Thornton township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Country Club Hills, Bremen Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
31-04-408-023-0000	19009 Nightingale Ln	2,490	4/9/2015	Foreclosure	\$100,000	\$166,780
31-04-413-006-0000	19051 Marycrest Dr	4,563	4/22/2015	Foreclosure	\$202,000	\$321,420
31-04-413-003-0000	19021 Marycrest Dr	3,736	10/12/2016	Foreclosure	\$265,000	\$265,000
31-04-408-017-0000	4900 Lake Ct	2,302	6/29/2017	Quality	\$200,000	\$228,610
31-04-408-012-0000	4911 Lake Ct	2,182	1/17/2018	Quality	\$198,200	\$158,280
31-04-408-004-0000	19039 Nightingale Ln	2,423	9/13/2016	Quality	\$189,900	\$240,970

Foreclosures: 3	
Average Foreclosure	Assessor's Average Market Value
\$189,000	\$251,067
33% INCREASE	

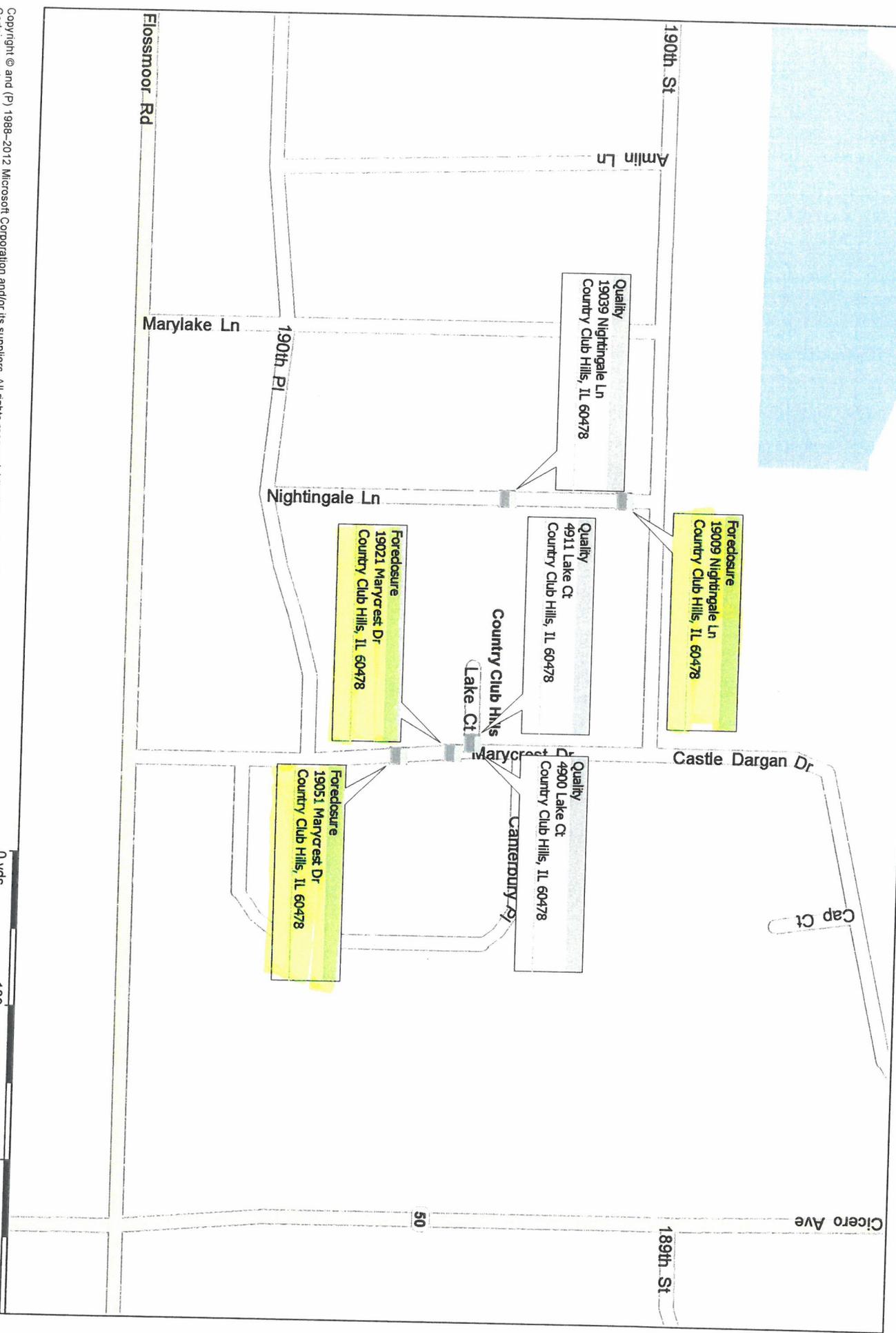
Quality Sales: 3	
Average Sale	Assessor's Average Market Value
\$196,033	\$209,287
7% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Country Club Hills, IL (Bremen township)



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Dolton, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
29-03-115-010-0000	237 141st Pl	816	9/29/2017	Foreclosure	\$22,000	\$54,580
29-03-300-068-0000	260 142nd Pl	729	4/14/2016	Foreclosure	\$23,700	\$66,110
29-03-115-050-0000	212 142nd St	1,142	4/11/2016	Foreclosure	\$20,154	\$65,760
29-03-319-027-0000	244 143rd St	960	2/5/2016	Foreclosure	\$12,000	\$69,410
29-03-319-041-0000	261 142nd St	1,757	7/22/2015	Short Sale	\$32,300	\$72,660
29-03-319-007-0000	213 142nd Pl	980	8/19/2017	Quality	\$102,500	\$46,710
29-03-115-005-0000	215 141st Pl	752	12/22/2016	Quality	\$85,000	\$49,910
29-03-115-009-0000	233 141st Pl	1,203	9/19/2016	Quality	\$95,500	\$64,180

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$22,031	\$65,704
198% INCREASE	

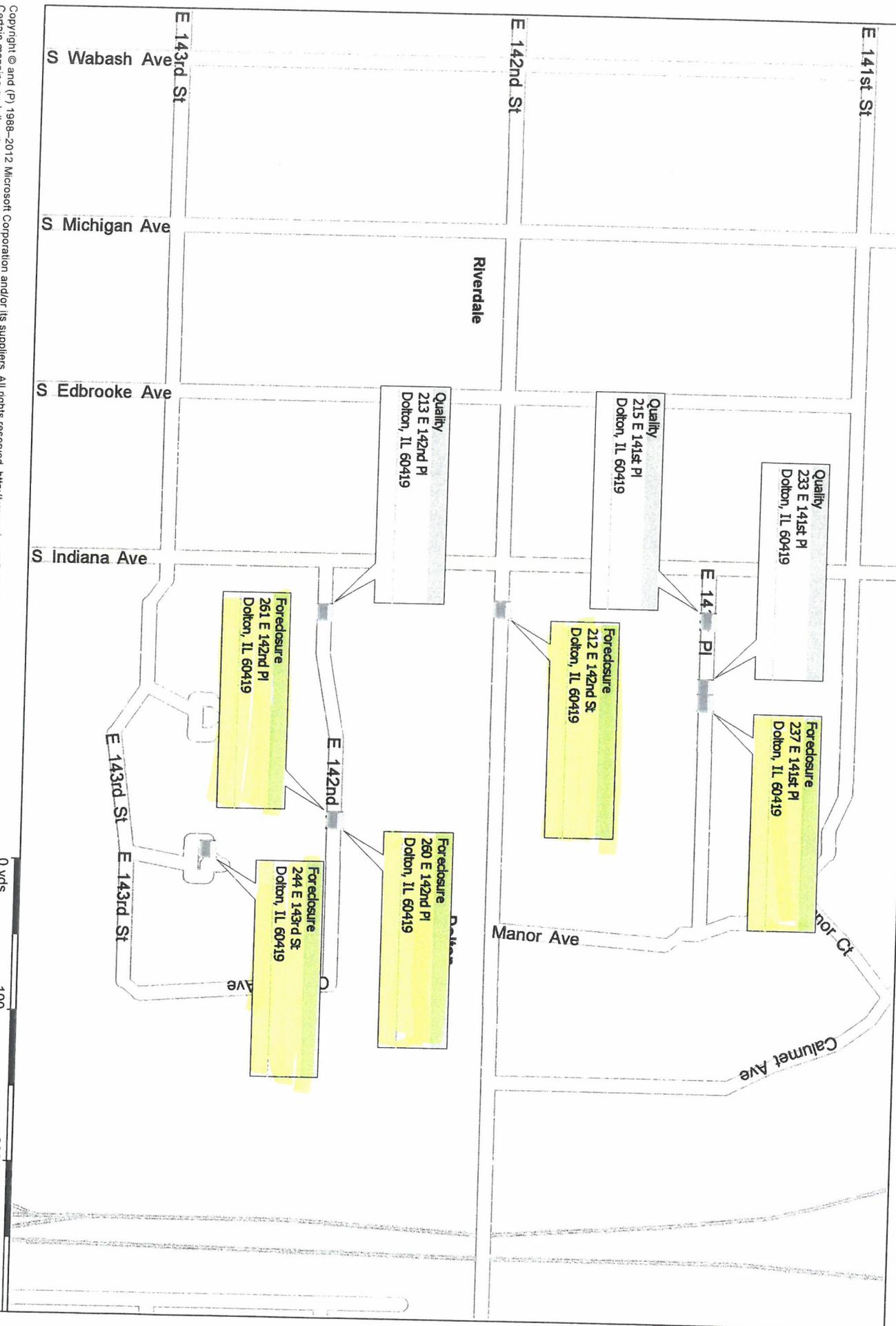
Quality Sales: 3	
Average Sale	Assessor's Average Market Value
\$94,333	\$53,600
56% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Dolton, IL (2) (Thornton township)



Copyright © and (P) 1998-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
Country Club Hills, Bremen Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
28-26-304-015-0000	3881 171st St	1,570	6/24/2016	Foreclosure	\$58,500	\$107,530
28-26-306-007-0000	3746 W 171st St	906	9/25/2015	Foreclosure	\$57,000	\$83,910
28-26-305-007-0000	3910 171st St	1,066	9/9/2015	Foreclosure	\$30,000	\$91,200
28-26-304-012-0000	3911 171st St	960	8/6/2015	Foreclosure	\$27,800	\$82,940
28-26-304-014-0000	3891 171st St	1,034	7/8/2015	Foreclosure	\$33,600	\$78,800
28-26-305-024-0000	3929 171st Pl	1,034	5/8/2015	Foreclosure	\$29,750	\$86,760
28-26-304-019-0000	3837 171st St	1,034	3/4/2015	Short Sale	\$40,000	\$86,830
28-26-304-018-0000	3849 171st	1,034	4/20/2018	Quality	\$78,000	\$86,250
28-26-302-028-0000	3811 171st St	1,079	7/31/2017	Quality	\$69,900	\$81,060
28-26-307-024-0000	3790 171st Pl	960	1/6/2017	Quality	\$78,000	\$75,100
28-26-306-008-0000	3734 171st St	1,034	9/23/2016	Quality	\$68,000	\$68,000
28-26-305-011-0000	3870 171st St	1,034	12/9/2015	Quality	\$63,000	\$94,750
28-26-306-004-0000	3780 171st St	1,219	11/12/2015	Quality	\$49,900	\$98,910
28-26-306-016-0000	3767 171st Pl	1,066	4/30/2015	Quality	\$75,000	\$85,950

Foreclosures: 7	
Average Foreclosure	Assessor's Average Market Value
\$39,521	\$88,281
123% INCREASE	

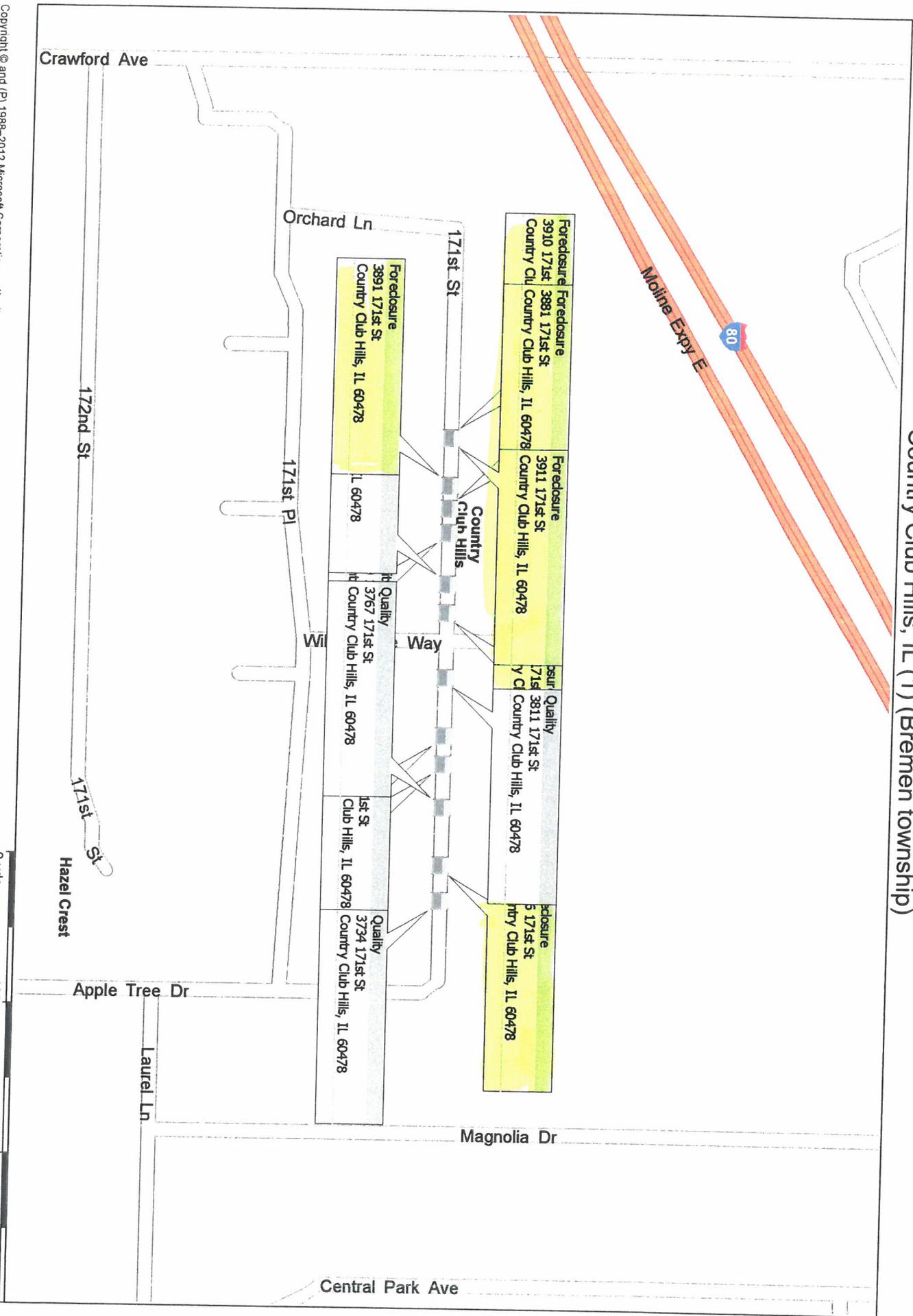
Quality Sales: 7	
Average Sale	Assessor's Average Market Value
\$68,829	\$84,289
22% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Country Club Hills, IL (1) (Bremen township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Glenwood, Bloom Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
32-03-419-028-0000	220 Maple Dr	920	9/6/2017	Foreclosure	\$55,100	\$108,290
32-03-412-036-0000	227 Maple Dr	1,193	6/28/2017	Foreclosure	\$51,000	\$113,360
32-03-419-024-0000	200 Maple Dr	1,067	10/16/2015	Foreclosure	\$60,000	\$87,130
32-03-411-041-0000	334 Maple Dr	1,109	7/30/2015	Foreclosure	\$69,900	\$104,820
32-03-420-010-0000	32 Chesnut Ln	775	6/19/2015	Foreclosure	\$46,000	\$84,260
32-03-419-031-0000	234 Maple Dr	917	5/29/2015	Foreclosure	\$49,900	\$94,540
32-03-330-001-0000	101 Maple Dr	1,063	5/28/2015	Foreclosure	\$45,000	\$105,480
32-03-419-027-0000	216 Maple Dr	963	4/20/2015	Foreclosure	\$40,200	\$104,260
32-03-415-012-0000	313 Center st	1,067	1/26/2015	Short Sale	\$53,200	\$94,650
32-03-412-037-0000	223 Maple Dr	959	4/30/2018	Quality	\$153,000	\$99,330
32-03-412-036-0000	227 Maple Dr	1,193	12/7/2017	Quality	\$128,000	\$113,360
32-03-331-015-0000	31 Cedar Ln	775	12/6/2017	Quality	\$91,900	\$77,920
32-03-413-023-0000	44 Cottage Grove	1,065	8/30/2017	Quality	\$110,000	\$94,890
32-03-333-005-0000	121 Maple Dr	775	8/28/2017	Quality	\$127,000	\$102,720
32-03-419-027-0000	216 Maple Dr	963	7/21/2017	Quality	\$130,000	\$92,470
32-03-419-031-0000	234 Maple Dr	917	9/10/2015	Quality	\$135,000	\$80,350

Foreclosures: 9	
Average Foreclosure	Assessor's Average Market Value
\$52,256	\$99,643
91% INCREASE	

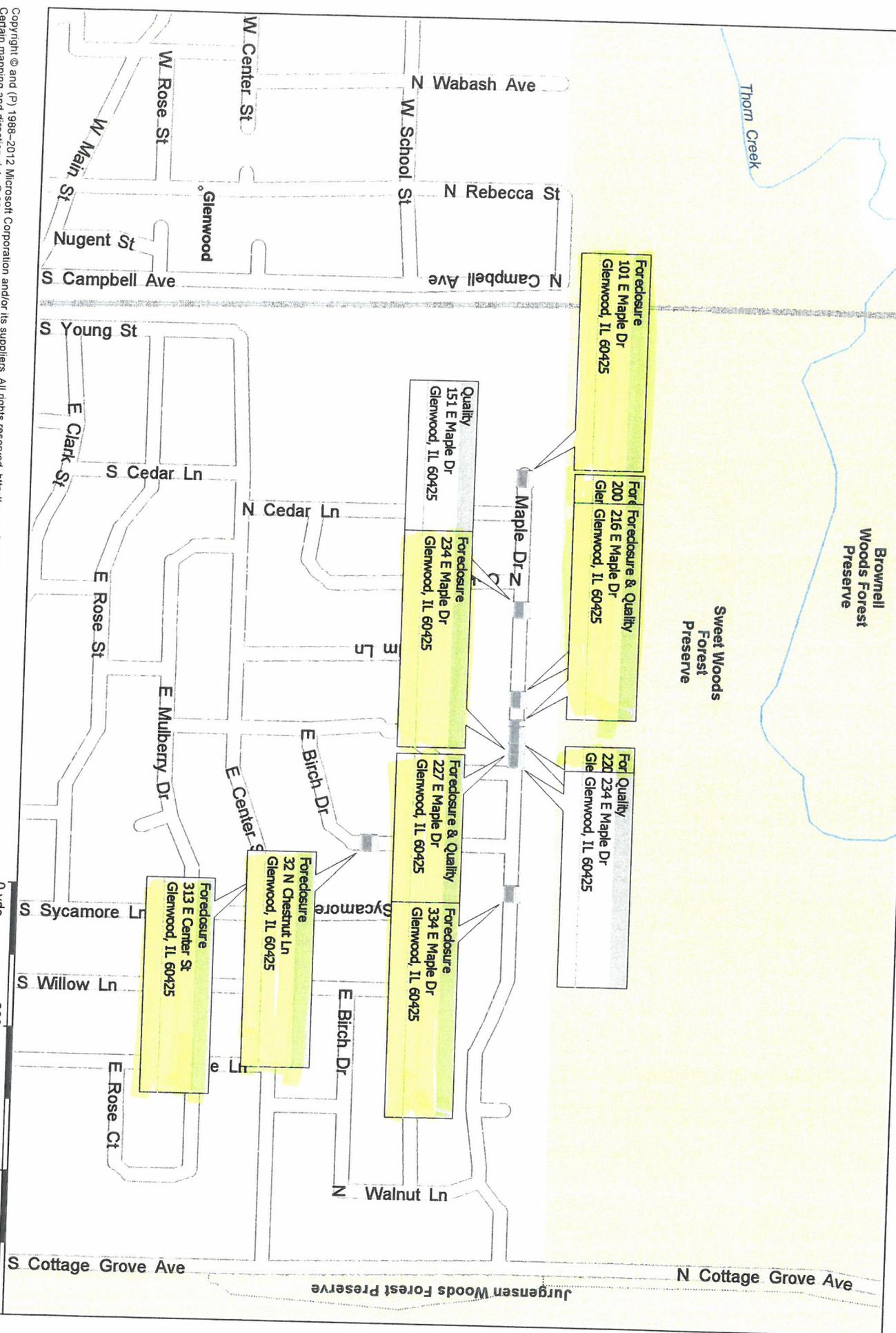
Quality Sales: 7	
Average Sale	Assessor's Average Market Value
\$124,986	\$94,434
24% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Glenwood, IL (Bloom township)



Copyright © and (P), 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tale Atlas North America, Inc. All rights reserved. Tale Atlas and Tale Atlas are trademarks of Tale Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.



Foreclosure & Standard Sales Ratio Analysis
 Bellwood, Proviso Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
15-09-206-027-0000	228 28th Ave	1,518	4/23/2018	Foreclosure	\$68,512	\$151,960
15-10-310-016-0000	534 22nd Ave	1,178	12/11/2017	Foreclosure	\$85,000	\$124,940
15-10-123-028-0000	330 22nd Ave	672	3/21/2017	Foreclosure	\$50,103	\$75,030
15-10-115-019-0000	223 23rd Ave	1,782	12/30/2016	Foreclosure	\$57,000	\$124,710
15-09-217-009-0000	301 26th Ave	1,072	3/15/2016	Foreclosure	\$42,300	\$130,680
15-09-207-001-0000	201 28th Ave	679	6/30/2015	Foreclosure	\$30,000	\$78,470
12-09-215-027-0000	339 28th Ave	1,840	4/24/2015	Foreclosure	\$34,900	\$155,500
15-10-121-011-0000	309 25th Ave	2,016	3/31/2015	Foreclosure	\$46,900	\$140,730
15-10-123-034-0000	346 22nd Ave	905	3/2/2015	Foreclosure	\$32,900	\$120,780
15-10-303-010-0000	435 22nd Ave	880	11/22/2017	Quality	\$79,000	\$92,760
15-10-113-011-0000	204 S 24th Ave	1,351	3/17/2017	Quality	\$51,500	\$65,690
15-10-301-021-0000	430 23rd Ave	633	1/4/2017	Quality	\$65,000	\$61,460
15-101-123-030-0000	334 22nd Ave	895	3/25/2016	Quality	\$60,000	\$94,550
15-10-124-015-0000	321 22nd Ave	978	3/30/2015	Quality	\$50,103	\$75,030

Foreclosures: 9	
Average Foreclosure	Assessor's Average Market Value
\$50,706	\$122,533
141% INCREASE	

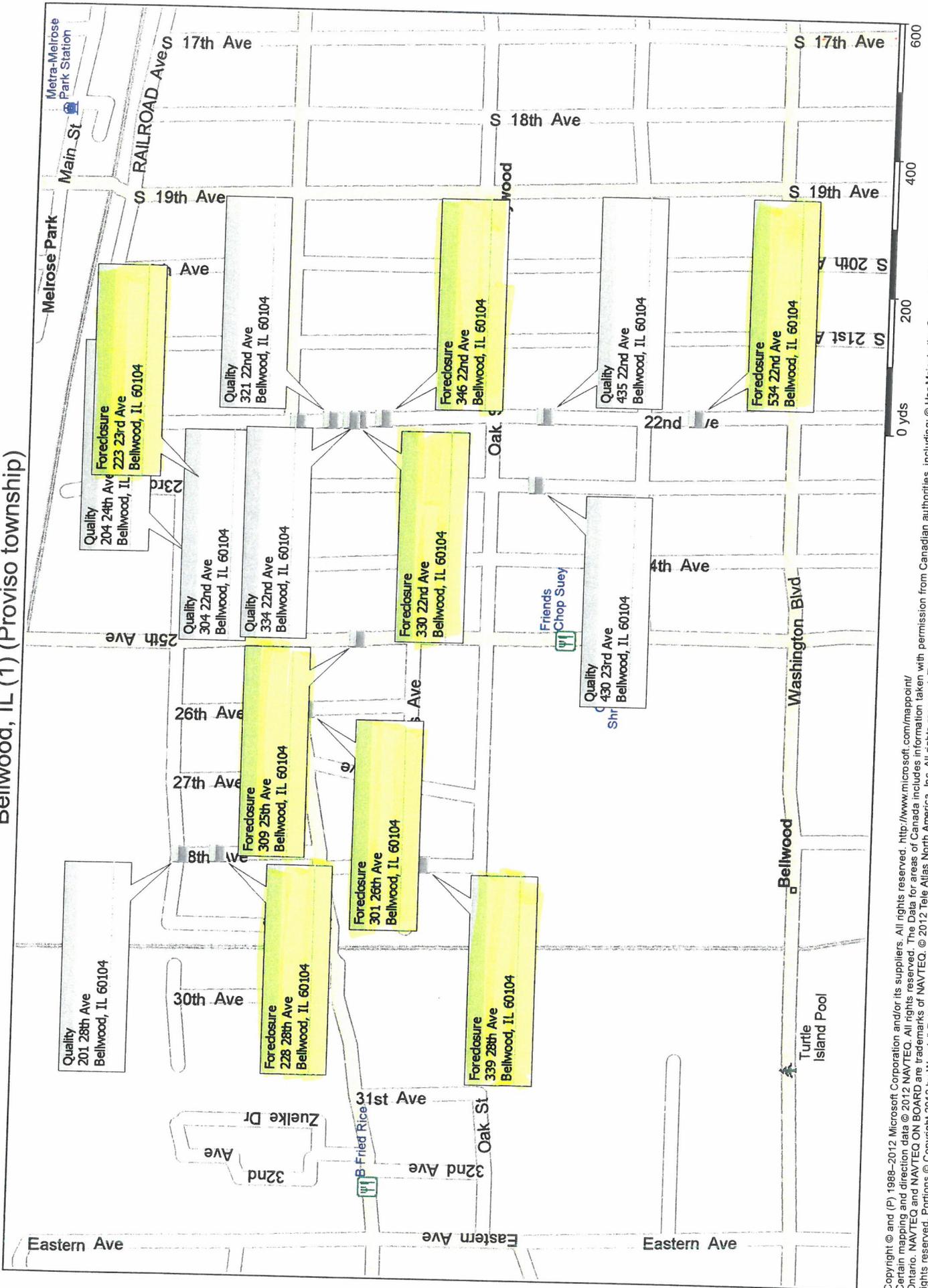
Quality Sales: 5	
Average Sale	Assessor's Average Market
\$61,121	\$77,898
27% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Bellwood, IL (1) (Proviso township)



Foreclosure & Standard Sales Ratio Analysis
Homewood, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
29-32-404-033-0000	1129 Elder Rd	1,067	4/20/2017	Foreclosure	\$85,500	\$115,030
32-05-202-017-0000	18316 Carpenter St	2,758	12/2/2016	Short Sale	\$90,000	\$249,150
32-05-203-075-0000	18447 Aberdeen St	1,980	4/26/2016	Foreclosure	\$120,000	\$203,900
32-05-204-015-0000	18433 Center Ave	1,688	1/7/2016	Foreclosure	\$83,000	\$154,770
32-05-201-019-0000	18340 Aberdeen St	1,148	7/27/2015	Foreclosure	\$85,000	\$187,900
32-05-205-033-0000	18430 Aberdeen St	1,223	3/23/2015	Foreclosure	\$118,000	\$156,550
32-05-201-020-0000	18344 Arberdeen St	1,693	4/14/2017	Quality	\$115,000	\$139,100
32-05-100-018-0000	1545 183rd St	1,318	9/28/2016	Quality	\$115,000	\$140,350
29-32-404-029-0000	18257 Center Ave	1,179	5/5/2016	Quality	\$102,500	\$114,530
32-05-201-020-0000	18344 Aberdeen St	1,693	4/1/2016	Quality	\$105,000	\$139,100
29-32-404-030-0000	18263 Center Ave	1,079	10/1/2015	Quality	\$99,000	\$111,610
32-05-322-036-0000	18740 Center ave	1,652	3/5/2015	Quality	\$118,500	\$181,780

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$96,917	\$177,883
84% INCREASE	

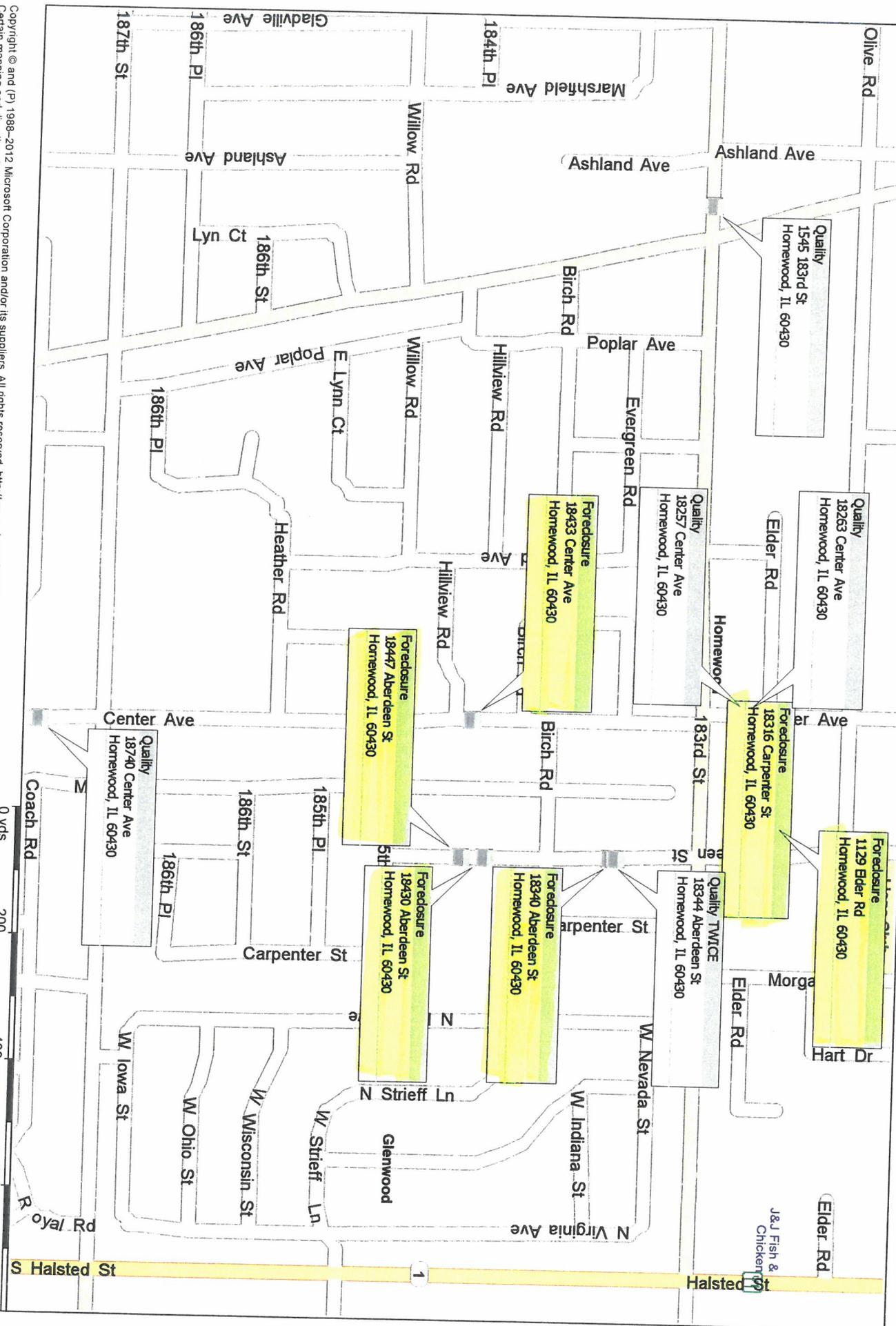
Quality Sales: 6	
Average Sale	Assessor's Average Market Value
\$109,167	\$137,745
26% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Homewood, IL (Thornton township)



Copyright © and (P) 1998–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Olympia Fields, Rich Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
31-23-206-011-0000	20835 Greenwood Ctr Ct	2,102	3/29/2018	Foreclosure	\$90,000	\$202,550
31-23-204-026-0000	20725 Greenwood Dr	1,710	10/1/2017	Foreclosure	\$105,844	\$171,090
31-23-206-011-0000	20835 Greenwood Ctr Ct	2,102	1/19/2016	Foreclosure	\$84,000	\$202,550
31-14-417-020-0000	20608 Attica Rd	1,628	10/27/2015	Foreclosure	\$62,750	\$134,990
31-23-205-018-0000	3401 Woodland Dr	2,134	5/25/2015	Foreclosure	\$103,198	\$153,070
31-23-200-001-00000	20701 Olympian Way	2,242	3/19/2018	Quality	\$139,000	\$122,380
31-23-204-021-0000	20800 Greenwood Dr	1,923	5/11/2016	Quality	\$119,000	\$172,900
31-14-417-020-0000	20608 Greendwood Dr	1,628	3/10/2016	Quality	\$135,000	\$134,990
31-23-205-022-0000	20716 Greenwood Dr	1,625	7/24/2015	Quality	\$125,000	\$142,400
31-23-204-019-0000	20816 Greenwood Dr	2,446	1/28/2015	Quality	\$135,000	\$191,720

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$89,158	\$172,850
94% INCREASE	

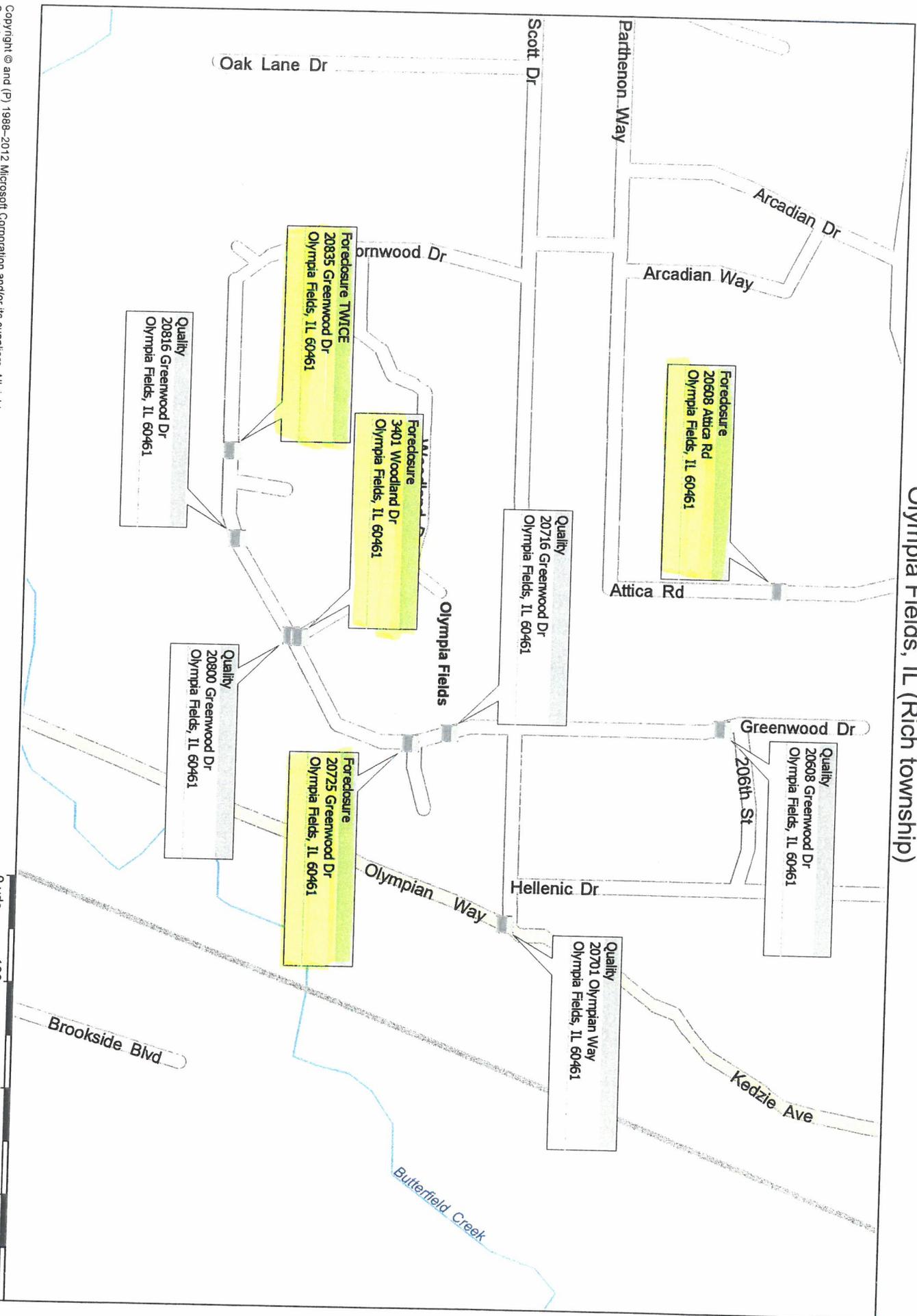
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$130,600	\$152,878
17% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Olympia Fields, IL (Rich township)



Copyright © and (P) 1998–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada, © Queen's Printer for
 Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All
 rights reserved. Portions © Copyright 2012 by Woodell Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Hazelcrest, Bremen Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
28-25-313-023-0000	17216 Holmes Ave	1,574	6/2/2017	Foreclosure	\$110,000	\$90,340
28-25-313-015-0000	3014 173rd St	1,329	5/1/2017	Foreclosure	\$49,414	\$97,600
28-25-323-005-0000	17309 Lowell Ave	1,259	2/22/2017	Foreclosure	\$47,000	\$88,990
28-25-303-028-0000	17107 Whitman Ave	1,956	8/22/2016	Short Sale	\$50,000	\$122,610
28-25-304-025-0000	17107 Longfellow Ave	1,456	6/6/2016	Foreclosure	\$50,000	\$100,660
28-25-308-043-0000	3101 172nd St	1,234	12/15/2015	Foreclosure	\$43,000	\$94,790
28-25-303-018-0000	17108 Longfellow Ave	1,295	6/16/2015	Foreclosure	\$50,000	\$124,360
28-25-304-011-0000	17121 Longfellow Ave	1,800	5/28/2015	Foreclosure	\$55,000	\$108,870
28-25-321-031-0000	17300 Longfellow Ave	3,600	12/13/2017	Quality	\$80,000	\$102,500
28-25-304-025-0000	17107 Longfellow Ave	1,456	8/1/2017	Quality	\$62,000	\$100,660
28-25-323-018-0000	2803 173rd St	1,263	3/24/2017	Quality	\$77,000	\$63,590
28-25-321-034-0000	3003 Longfellow Ave	1,360	5/21/2015	Quality	\$76,000	\$76,000

Foreclosures: 8	
Average Foreclosure	Assessor's Average Market Value
\$56,802	\$103,528
85% INCREASE	

Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$73,750	\$85,688
16% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis
 South Holland, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
29-15-207-001-0000	15503 Cherry St	1,060	2/27/2018	Foreclosure	\$65,000	\$91,600
29-15-206-028-0000	15436 Cherry St	912	9/29/2017	Foreclosure	\$66,200	\$72,640
29-15-206-006-0000	15525 Maple St	936	7/6/2016	Foreclosure	\$74,500	\$122,570
29-15-208-026-0000	15520 Champlain St	1,288	5/27/2016	Foreclosure	\$67,351	\$37,030
29-15-208-004-0000	15521 Park Ln	1,542	3/25/2016	Foreclosure	\$57,235	\$70,810
29-15-106-029-0000	15530 S Park Ave	1,066	9/18/2015	Foreclosure	\$63,500	\$80,200
29-15-214-037-0000	15667 Rose Dr	1,120	5/20/2015	Foreclosure	\$54,200	\$124,510
29-15-206-033-0000	15502 Cherry St	1,036	2/20/2015	Short Sale	\$68,000	\$69,030
29-15-209-018-0000	15405 Park Ln	1,392	2/28/2017	Quality	\$79,909	\$81,980
29-15-206-013-0000	15409 Maple St	912	2/29/2016	Quality	\$74,000	\$76,390
29-15-204-017-0000	15402 Elm St	1,488	2/25/2016	Quality	\$130,000	\$66,790
29-15-105-025-0000	15422 S Park Ave	1,822	11/25/2015	Quality	\$160,000	\$100,360
29-15-208-029-0000	15550 Champlain St	2,200	1/6/2015	Quality	\$122,000	\$90,260

Foreclosures: 8	
Average Foreclosure	Assessor's Average Market Value
\$64,498	\$83,549
29% INCREASE	

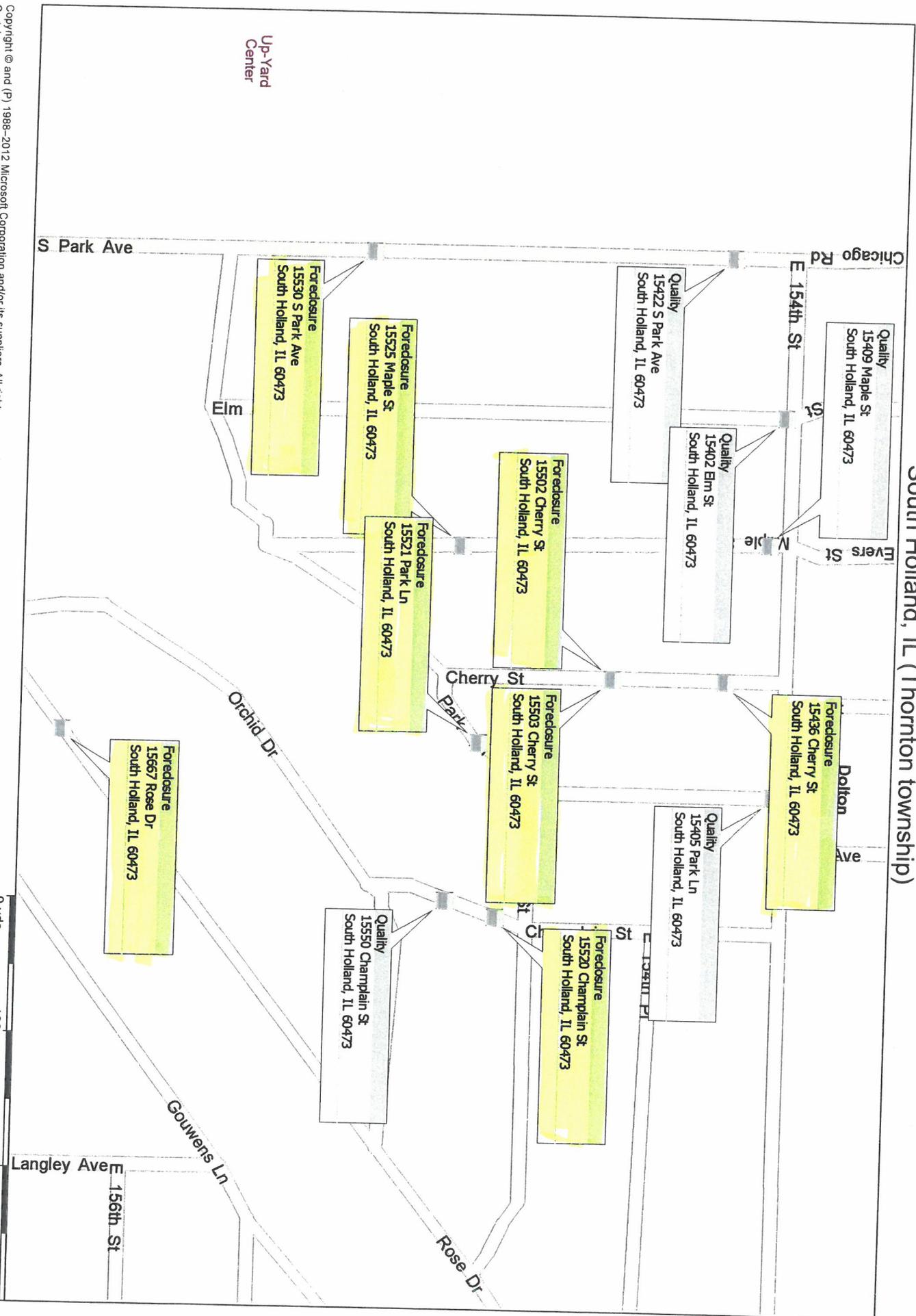
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$113,182	\$83,156
27% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

South Holland, IL (Thornton township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Calumet City, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
30-17-209-015-0000	11 156th St	1,452	3/23/2018	Foreclosure	\$27,000	\$65,100
30--17-107-047-0000	241 154th Pl	1,433	10/27/2017	Foreclosure	\$59,500	\$125,680
30-17-123-007-0000	231 156th Pl	1,238	1/6/2017	Foreclosure	\$27,000	\$72,550
30-17-119-026-0000	240 156th Pl	768	9/15/2016	Foreclosure	\$20,000	\$59,560
30-17-210-009-0000	119 156th St	1,126	7/6/2016	Foreclosure	\$10,924	\$61,140
30-17-205-023-0000	30 155th Pl	924	2/1/2016	Foreclosure	\$9,924	\$43,080
30-17-211-020-0000	12 157th St	880	6/12/2015	Foreclosure	\$5,924	\$49,200
30-17-111-018-0000	209 155th St	945	4/3/2015	Foreclosure	\$10,000	\$32,710
30-17-202-040-0000	108 155th St	1,386	3/23/2015	Foreclosure	\$7,000	\$65,360
30-17-123-017-0000	246 157th St	1,742	3/23/2015	Foreclosure	\$17,500	\$110,300
30-17-107-011-0000	227 154th Pl	980	5/11/2018	Quality	\$83,000	\$42,670
30-17-109-041-0000	412 155th Pl	1,482	8/2/2016	Quality	\$25,000	\$79,190
30-17-208-008-0000	131 156th St	1,006	12/10/2015	Quality	\$19,000	\$37,030
30-17-115-042-0000	212 156th St	1,009	10/22/2015	Quality	\$25,000	\$45,590
30-17-204-009-0000	131 155th St	1,603	7/29/2015	Quality	\$26,000	\$84,690

Foreclosures: 10	
Average Foreclosure	Assessor's Average Market Value
\$19,477	\$68,468
252% INCREASE	

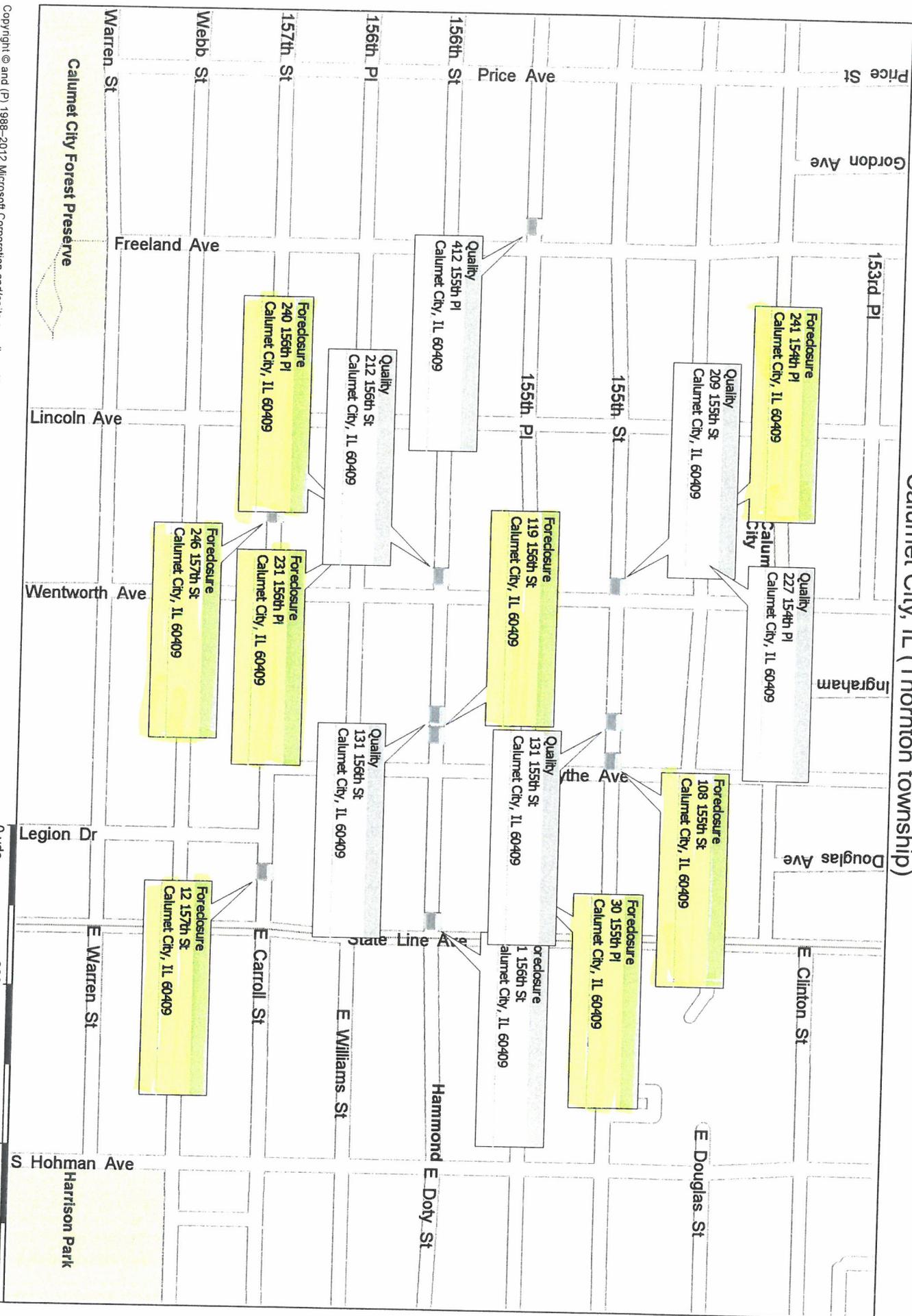
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$35,600	\$57,834
62% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Calumet City, IL (Thornton township)



Copyright © and (P) 1986-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Dolton, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
29-03-114-021-0000	212 141st Pl	750	5/8/2018	Foreclosure	\$8,652	\$55,270
29-03-113-026-0000	212 141st St	1,146	5/11/2018	Foreclosure	\$36,000	\$71,890
29-03-319-010-0000	225 142 nd Pl	1,140	4/6/2018	Foreclosure	\$25,000	\$63,080
29-03-300-008-0000	231 142nd St	1,250	12/14/2015	Foreclosure	\$20,000	\$92,610
29-03-302-014-0000	318 144th St	1,450	9/15/2015	Foreclosure	\$22,000	\$171,840
29-03-300-050-0000	323 142nd St	845	8/11/2015	Foreclosure	\$11,666	\$57,640
29-03-303-001-0000	409 142nd St	1,216	4/24/2015	Foreclosure	\$23,000	\$87,670
29-03-116-012-0000	304 142nd St	1,224	5/2/2018	Quality	\$28,000	\$63,310
29-03-319-013-0000	237 142nd Pl	1,294	10/3/2017	Quality	\$22,000	\$55,550
29-03-319-020-0000	214 143rd St	936	9/8/2017	Quality	\$42,000	\$58,640

Foreclosures: 7	
Average Foreclosure	Assessor's Average Market Value
\$20,903	\$85,714
310% INCREASE	

Quality Sales: 3	
Average Sale	Assessor's Average Market Value
\$30,667	\$59,167
92% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis
 Hickory Hills, Palos Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
23-02-312-004-0000	9135 87th Ave	2,118	5/18/2017	Short Sale	\$140,000	\$290,980
23-03-410-030-0000	8956 92nd St	1,092	1/14/2016	Short Sale	\$150,000	\$190,180
23-03-203-008-0000	9041 Forest Ln	1,092	9/29/2015	Foreclosure	\$107,500	\$196,550
23-02-308-014-0000	8620 92nd St	3,864	9/29/2015	Foreclosure	\$143,750	\$496,100
23-03-414-011-0000	9113 88th Ct	1,062	8/17/2015	Foreclosure	\$102,000	\$240,610
23-03-412-033-0000	8837 92nd St	1,136	5/24/2018	Quality	\$131,000	\$203,230
23-03-411-004-0000	8931 Sandra Ln	1,200	1/18/2018	Quality	\$155,000	\$197,610
23-03-408-002-0000	8907 91st Pl	1,550	11/28/2017	Quality	\$150,100	\$196,040
23-02-410-005-0000	9435 S 84th Ave	1,024	4/14/2016	Quality	\$150,000	\$136,870
23-02-302-013-0000	9340 S 86th Ct	1,284	1/12/2015	Quality	\$145,000	\$226,360

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$128,650	\$282,884
119% INCREASE	

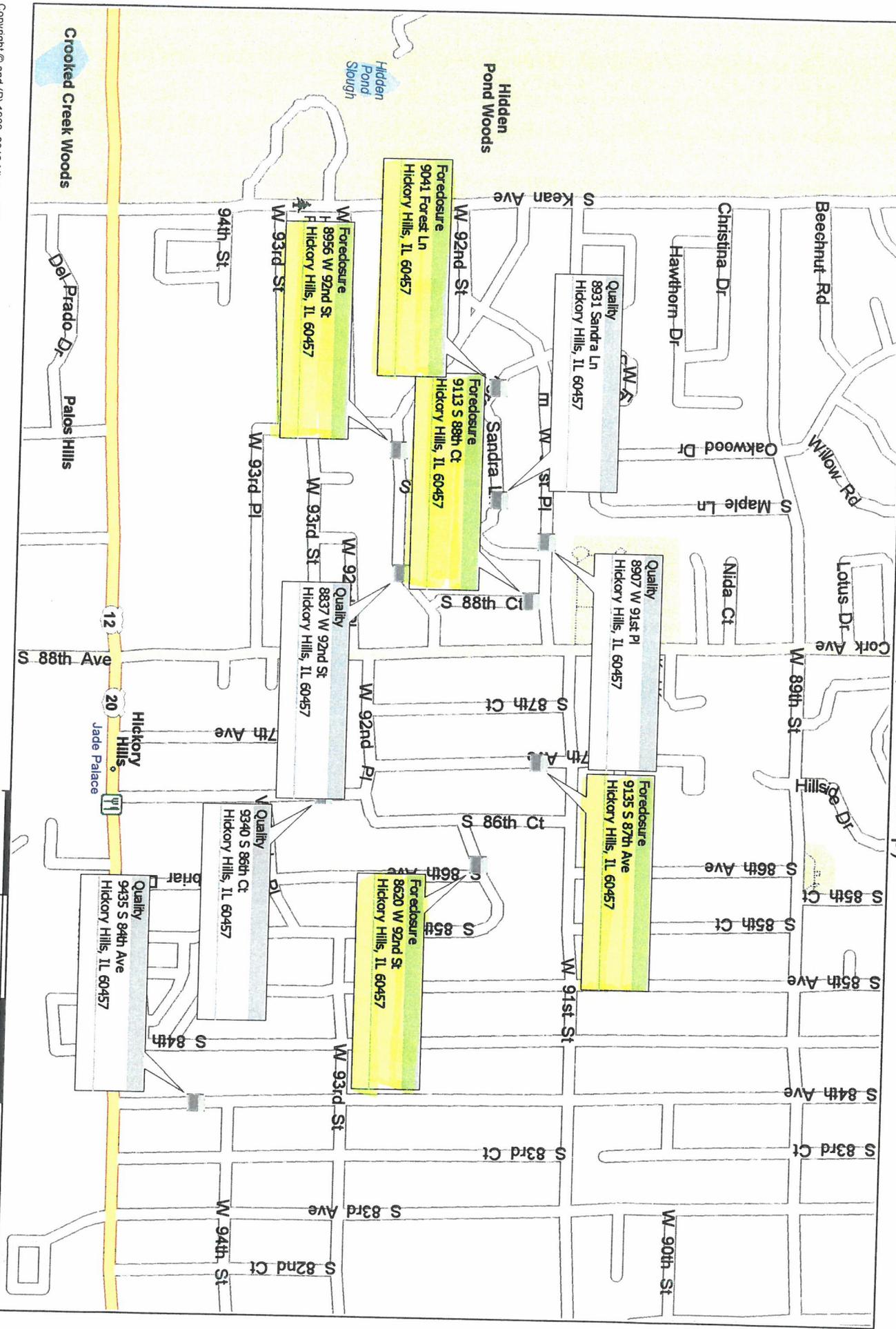
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$146,220	\$192,022
31% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Hickory Hills, IL (Palos township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Hickory Hills, Palos Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
23-01-321-004-0000	9423 78th Ave	1,859	6/29/2016	Foreclosure	\$150,000	\$178,330
23-02-407-009-0000	9337 S 81st Ct	1,390	8/3/2015	Foreclosure	\$109,900	\$149,530
23-02-407-017-0000	9320 S 81st Ct	1,176	3/6/2015	Short Sale	\$110,000	\$189,150
23-01-319-012-0000	9324 S 78th Ave	1,448	1/29/2015	Foreclosure	\$133,500	\$184,470
23-02-409-007-0000	9339 S 80th Ct	1,652	9/5/2017	Quality	\$115,000	\$183,310
23-02-408-011-0000	9321 81st Ave	1,115	8/23/2017	Quality	\$164,000	\$166,720
23-02-409-007-0000	9339 S 80th Ct	1,652	7/11/2017	Quality	\$100,000	\$183,310
23-01-314-006-0000	9406 S 77th Ave	1,199	8/25/2016	Quality	\$150,000	\$170,780
23-02-417-007-0000	9437 S 80th Ct	1,502	7/8/2016	Quality	\$112,000	\$179,090

Foreclosures: 4	
Average Foreclosure	Assessor's Average Market Value
\$125,850	\$175,370
40% INCREASE	

Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$128,200	\$176,642
38% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis
Country Club Hills, Rich Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
31-04-413-005-0000	19041 Marycrest Dr	4,029	3/29/2018	Foreclosure	\$275,000	\$307,440
31-04-413-003-0000	19021 Marycrest Dr	3,736	10/12/2017	Foreclosure	\$265,000	\$265,000
31-04-413-007-0000	4840 Canterbury Pl	3,946	3/17/2017	Foreclosure	\$168,000	\$305,550
31-04-415-009-0000	4849 Turner Ct	3,780	10/17/2016	Foreclosure	\$99,750	\$279,920
31-04-412-010-0000	19029 Canterbury Pl	4,176	11/25/2015	Foreclosure	\$224,900	\$271,310
31-04-413-006-0000	19051 Marycrest Dr	4,563	10/23/2015	Foreclosure	\$280,000	\$321,420
31-04-413-006-0000	19051 Marycrest Dr	4,563	4/22/2015	Foreclosure	\$202,000	\$321,420
31-04-414-007-0000	4845 Castle Dargan Dr	4,400	5/4/2017	Quality	\$325,000	\$303,100
31-04-412-002-0000	4851 Canterbury Pl	4,029	4/25/2017	Quality	\$260,000	\$260,140
31-04-414-020-0000	4848 Castle Dargan Dr	3,980	5/9/2016	Quality	\$269,900	\$269,900

Foreclosures: 7	
Average Foreclosure	Assessor's Average Market Value
\$216,379	\$296,009
36 % INCREASE	

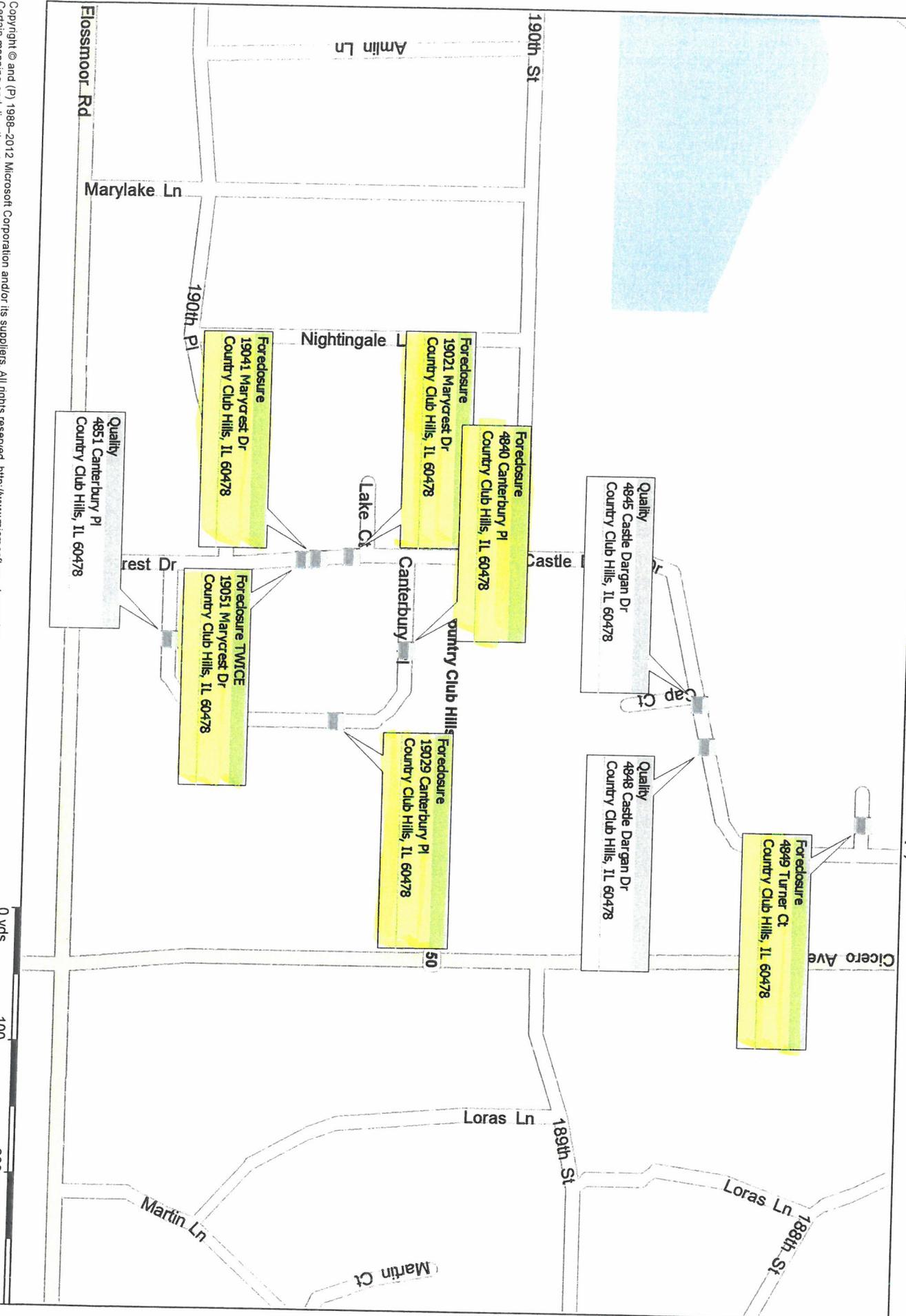
Quality Sales: 3	
Average Sale	Assessor's Average Market Value
\$284,967	\$277,713
3% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Country Club Hills (Rich township)



Copyright © and (P) 1998–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Lansing, Thornton Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
29-36-408-031-0000	18344 Locust St	1,120	4/25/2018	Foreclosure	\$86,500	\$124,470
29-36-403-020-0000	2303 183rd Pl	1,190	3/28/2018	Foreclosure	\$87,900	\$101,800
29-36-402-072-0000	2309 184th St	1,360	5/16/2017	Foreclosure	\$80,000	\$126,170
29-36-402-041-0000	2344 185th St	1,268	1/12/2016	Foreclosure	\$65,250	\$112,740
29-36-404-008-0000	2362 183rd Pl	1,132	12/28/2015	Short Sale	\$50,000	\$113,530
29-36-406-015-0000	18319 Rose St	1,080	11/13/2015	Foreclosure	\$56,500	\$112,540
29-36-402-093-0000	18525 Hickory St	1,120	12/31/2017	Quality	\$107,000	\$110,500
29-36-403-019-0000	2297 183rd Pl	1,290	9/11/2017	Quality	\$81,277	\$127,470
29-36-402-067-0000	2339 184th St	1,369	5/1/2017	Quality	\$124,900	\$142,850
29-36-402-062-0000	2290 184th Pl	2,156	4/22/2016	Quality	\$125,000	\$161,860

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$71,025	\$115,208
62% INCREASE	

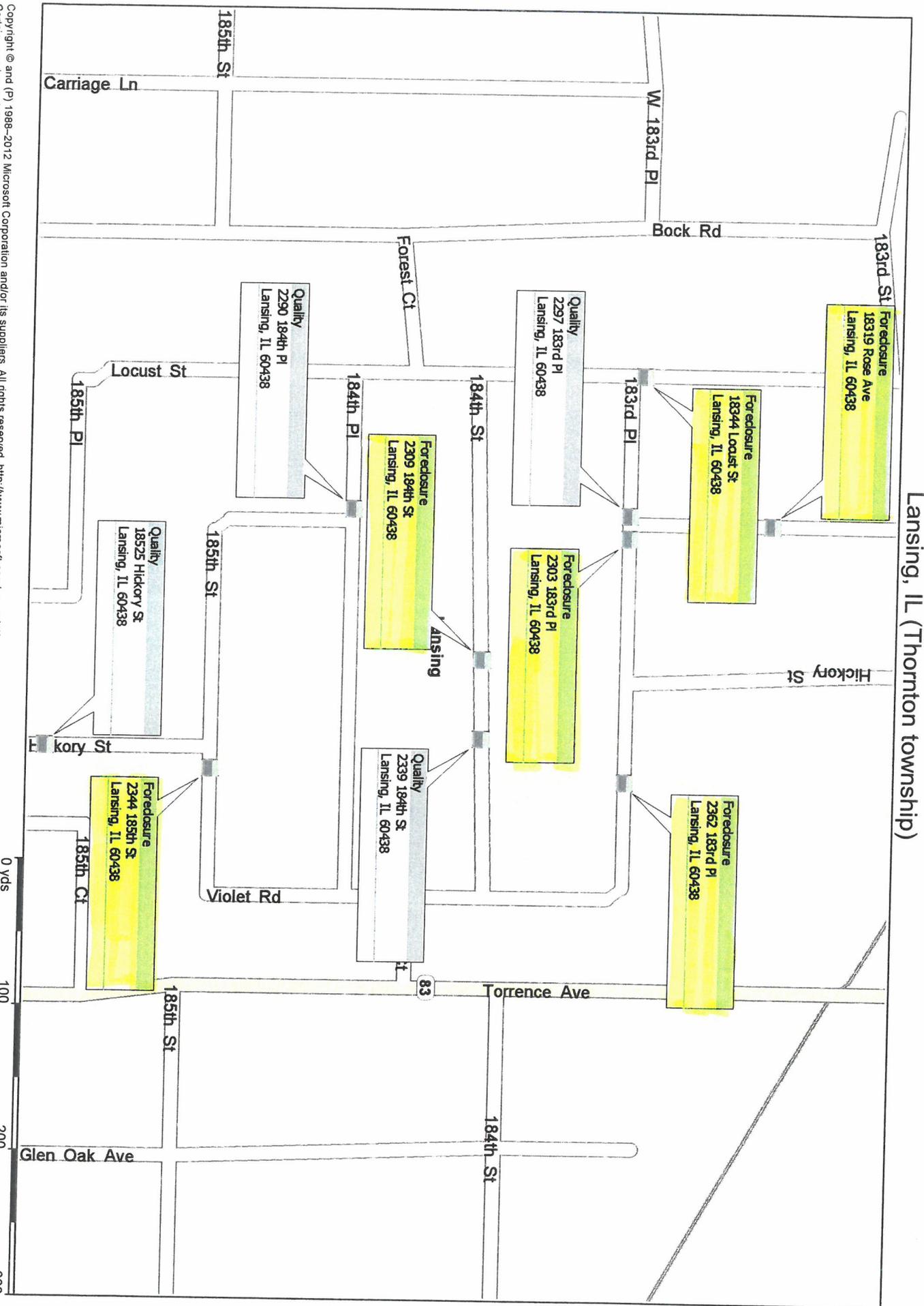
Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$109,544	\$135,670
24% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Lansing, IL (Thornton township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Country Club Hills, Bremen Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
28-33-404-013-0000	17966 Vista Dr	1,939	5/15/2018	Foreclosure	\$119,000	\$209,840
28-33-404-007-0000	18030 Vista Dr	1,939	7/5/2017	Foreclosure	\$79,000	\$204,610
28-33-212-011-0000	4931 Fair Oaks Dr	2,060	11/29/2016	Foreclosure	\$95,100	\$182,750
28-33-404-029-0000	18049 Poplar Ln	2,171	6/10/2016	Foreclosure	\$109,900	\$183,370
28-33-212-008-0000	4930 179th St	1,939	11/5/2015	Foreclosure	\$85,100	\$207,400
28-33-404-015-0000	17954 Vista Dr	2,171	5/22/2015	Foreclosure	\$66,900	\$178,350
28-33-406-014-0000	17960 Poplar Ln	1,555	6/14/2017	Quality	\$171,500	\$175,620
28-33-212-011-0000	4931 Fair Oaks Dr	2,060	5/4/2017	Quality	\$182,750	\$182,750
28-34-03-026-0000	18113 S Sligo Way	3,626	4/19/2016	Quality	\$197,000	\$253,460
28-33-212-021-0000	17901 Fair Oaks Dr	2,413	2/17/2016	Quality	\$169,000	\$169,000
28-33-212-021-0000	17907 Fair Oaks Dr	2,413	2/27/2015	Quality	\$91,500	\$169,000

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$92,500	\$194,387
110% INCREASE	

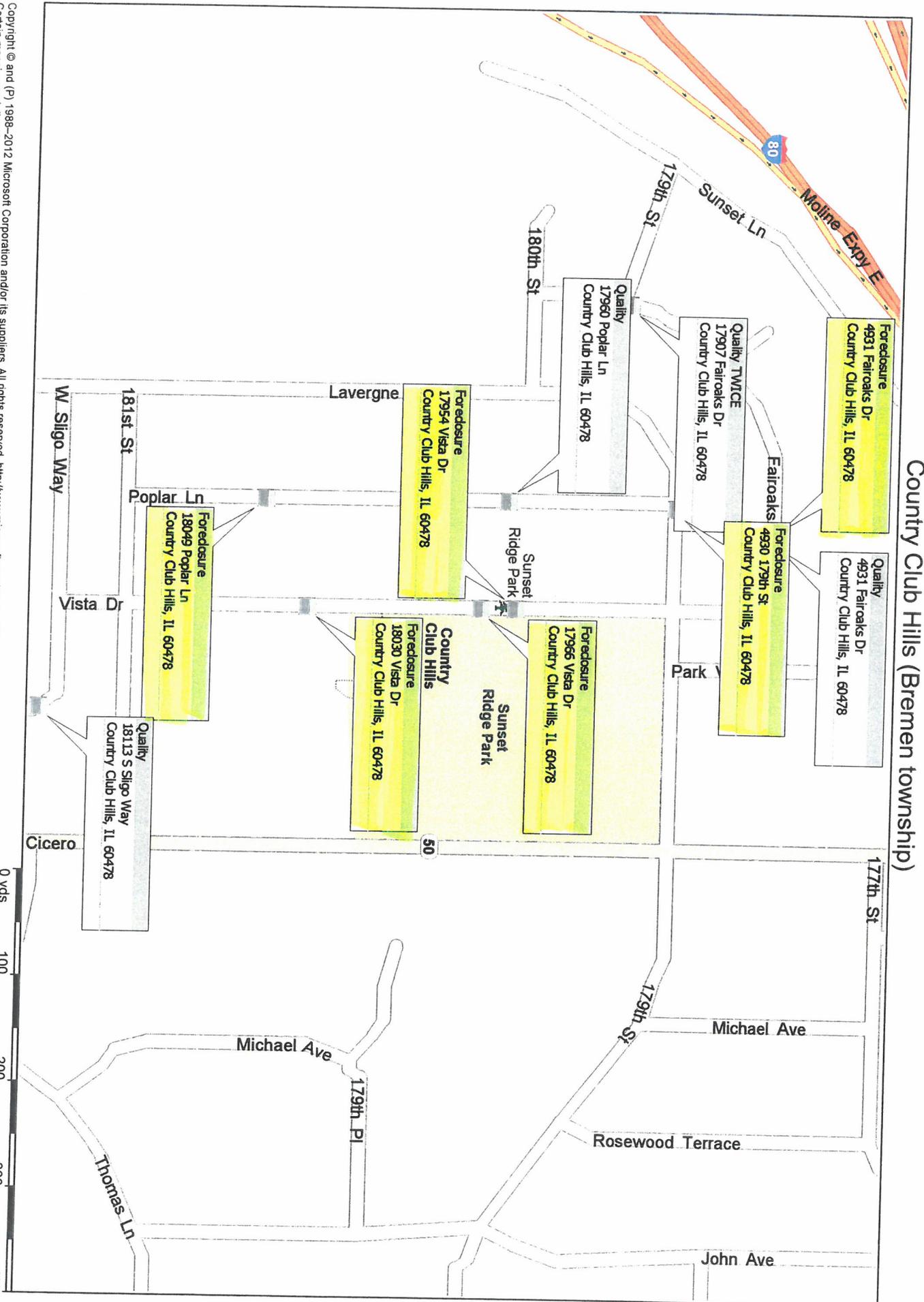
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$162,350	\$189,966
17% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Country Club Hills (Bremen township)



Copyright © and (P) 1998-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Stickney, Stickney Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
19-06-208-039-0000	6730 41st St	1,116	7/24/2017	Foreclosure	\$51,000	\$99,770
19-06-219-048-0000	6427 41st St	1,008	7/21/2016	Foreclosure	\$127,000	\$128,020
19-06-212-066-0000	6524 41st St	1,188	6/29/2016	Foreclosure	\$95,000	\$124,960
19-06-219-069-0000	6437 41st St	1,064	5/16/2016	Foreclosure	\$110,900	\$119,140
19-06-215-047-0000	6416 41st St	910	4/12/2018	Quality	\$115,000	\$146,010
19-06-209-041-0000	6708 41st St	997	4/29/2016	Quality	\$125,000	\$62,840
19-06-220-052-0000	6405 41st St	1,013	4/29/2016	Quality	\$175,000	\$175,880
19-06-218-005-0000	6511 41st St	936	4/18/2016	Quality	\$130,000	\$145,180

Foreclosures: 4	
Average Foreclosure	Assessor's Average Market Value
\$95,975	\$117,973
23% INCREASE	

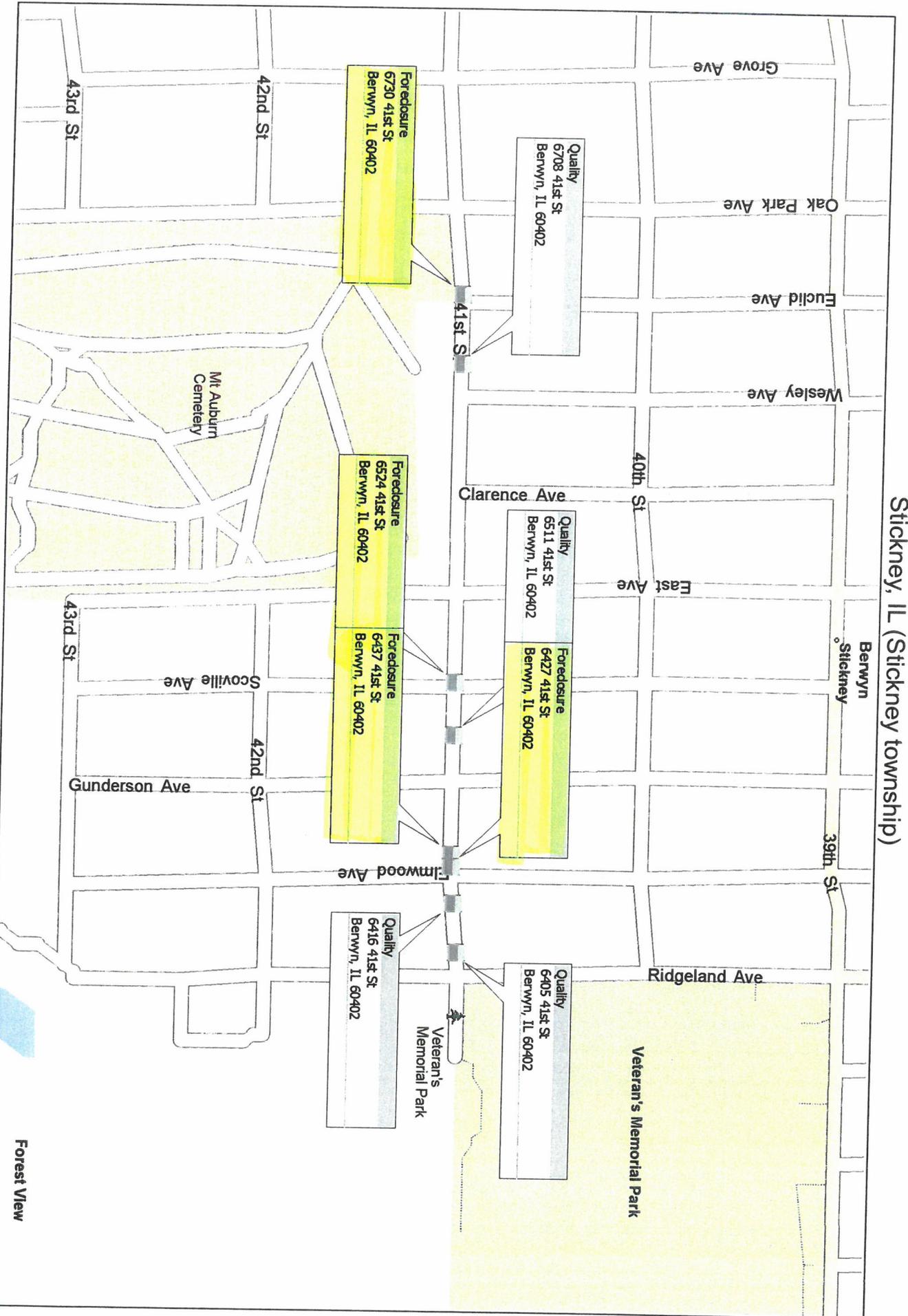
Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$136,250	\$132,478
3% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Stickney, IL (Stickney township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/inappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Palos Park, Palos Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
23-26-305-008-0000	12416 S Iroquis Rd	1,549	6/7/2016	Foreclosure	\$136,900	\$230,480
23-27-414-018-0000	12517 S 89th Ave	1,324	9/4/2015	Short Sale	\$160,000	\$281,580
23-27-416-050-0000	9031 W 126th St	1,935	9/7/2016	Quality	\$310,000	\$338,130
23-27-409-021-0000	8912 125th St	2,632	8/29/2016	Quality	\$298,500	\$338,940
23-26-313-006-0000	12508 S Pawnee Rd	1,594	1/4/2016	Quality	\$245,000	\$307,610
23-26-106-026-0000	12121 88th Ave	1,551	1/23/2015	Quality	\$250,000	\$344,470

Foreclosures: 2	
Average Foreclosure	Assessor's Average Market Value
\$148,450	\$256,030
72% INCREASE	

Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$275,875	\$332,288
20% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis
Orland Park, Orland Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
27-16-105-002-0000	10121 W 151st St	1,305	10/28/2017	Foreclosure	\$147,000	\$197,900
27-10-104-006-0000	9220 W 144th Pl	1,361	5/24/2016	Court Sale	\$161,500	\$240,770
27-16-110-010-0000	10057 151st St	1,342	8/21/2015	Foreclosure	\$115,000	\$243,420
27-16-105-014-0000	15161 Hiawatha Trl	1,089	6/24/2015	Short Sale	\$110,000	\$178,350
27-16-104-010-0000	10239 W 151st St	1,652	6/15/2017	Quality	\$177,500	\$214,230
27-16-105-014-0000	15161 Hiawatha Trl	1,089	3/3/2016	Quality	\$159,000	\$178,350
27-16-104-024-0000	15133 Huntington Ct	1,044	10/19/2015	Quality	\$175,000	\$182,390
27-10-105-002-0000	14440 92nd Ct	1,626	5/18/2015	Quality	\$163,500	\$265,270

Foreclosures: 4	
Average Foreclosure	Assessor's Average Market Value
\$133,375	\$215,110
61% INCREASE	

Quality Sales: 4	
Average Sale	Assessor's Average Market Value
\$168,750	\$210,060
24% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Foreclosure & Standard Sales Ratio Analysis
 Orland Park, Orland Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
27-10-104-006-0000	9220 W 144th Pl	1,361	5/24/2016	Foreclosure	\$161,500	\$240,770
27-18-432-008-0000	15830 S 112th Ct	1,240	3/24/2016	Short Sale	\$165,000	\$264,870
27-09-301-019-0000	14730 Holly Ct	1,176	7/15/2015	Foreclosure	\$145,500	\$198,530
27-16-105-014-0000	15161 Hiawatha Trl	1,089	6/24/2015	Short Sale	\$110,000	\$178,350
27-17-310-019-0000	15535 Wolf Rd	1,650	4/24/2015	Foreclosure	\$150,412	\$292,720
27-09-405-021-0000	15000 Avenida del Este	1,038	4/1/2015	Foreclosure	\$155,000	\$247,140
27-09-306-018-0000	15054 Huntington Ct	1,073	11/7/2016	Quality	\$120,000	\$182,520
27-09-117-022-0000	14606 West Ave	1,181	7/6/2016	Quality	\$170,000	\$170,000
27-16-105-014-0000	15161 Hiawatha Trl	1,089	3/3/2016	Quality	\$120,000	\$178,350
27-10-105-002-0000	14440 S 92nd Ct	1,626	5/18/2015	Quality	\$163,500	\$265,270
27-09-111-017-0000	14415 Woodland Dr	1,100	5/11/2015	Quality	\$120,000	\$179,980

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$147,902	\$237,063
160% INCREASE	

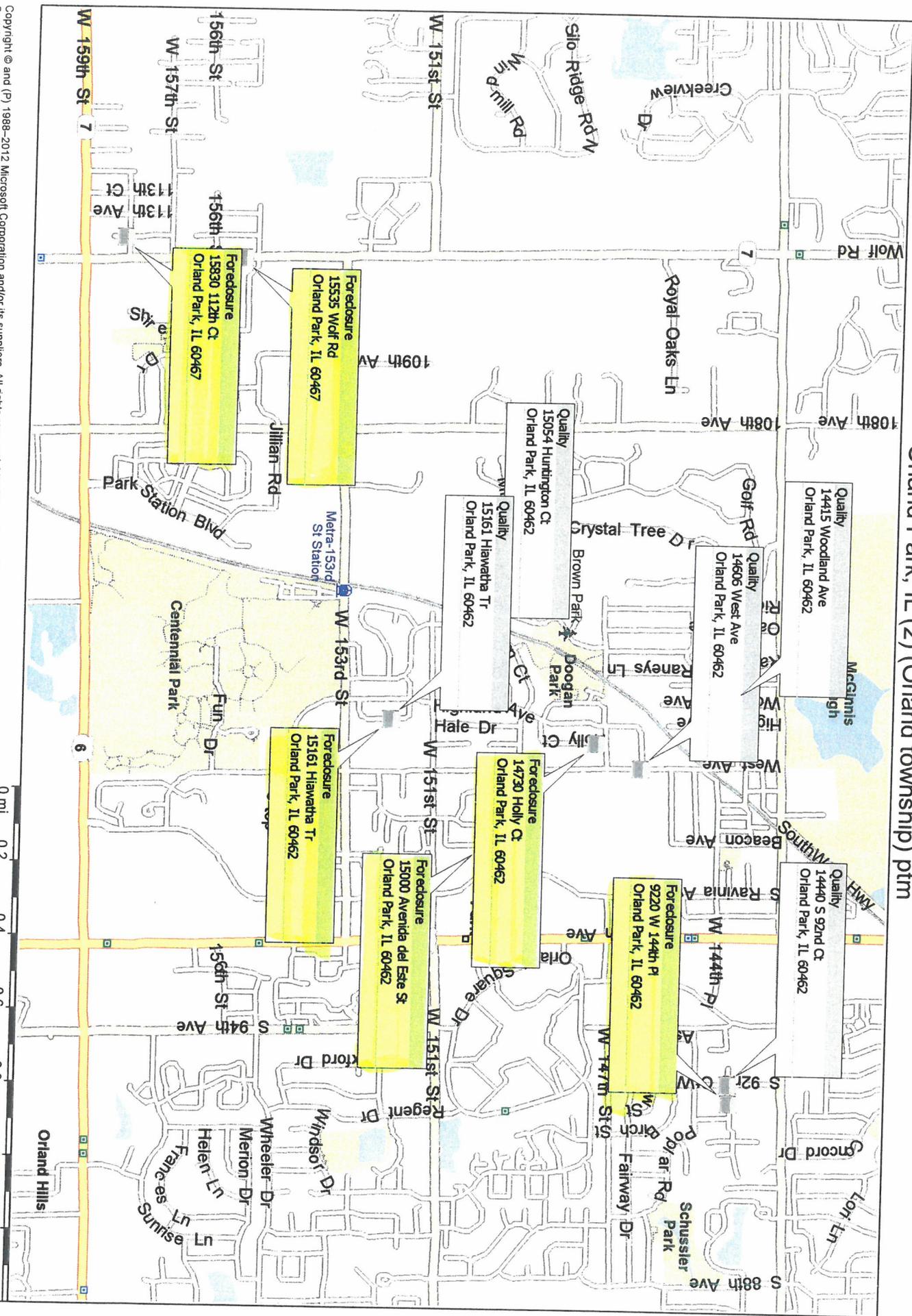
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$138,700	\$195,224
71% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Orland Park, IL (2) (Orland township) ptm



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Blue Island, Worth Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
24-36-229-028-0000	13046 Maple Ave	2,308	2/20/2018	Foreclosure	\$57,500	\$171,080
24-36-208-022-0000	2520 Walnut St	1,458	12/11/2017	Foreclosure	\$41,000	\$270,500
24-36-211-008-0000	2617 Walnut St	2,617	12/9/2016	Foreclosure	\$55,000	\$467,950
24-36-229-013-0000	13040 Maple Ave	2,672	12/8/2015	Foreclosure	\$55,000	\$202,800
24-36-201-023-0000	12826 Elm St	2,336	6/23/2017	Quality	\$135,000	\$153,420
24-36-207-036-0000	2440 Oak St	2,576	11/21/2016	Quality	\$175,000	\$207,250
24-36-206-012-0000	2522 Oak St	2,334	10/28/2016	Quality	\$85,000	\$164,670
24-36-204-026-0000	12724 Greenwood Ave	3,112	1/29/2016	Quality	\$125,000	\$212,800
24-36-205-014-0000	12715 Greenwood	1,628	9/15/2015	Quality	\$63,000	\$123,630

Foreclosures: 4	
Average Foreclosure	Assessor's Average Market Value
\$52,125	\$278,083
433% INCREASE	

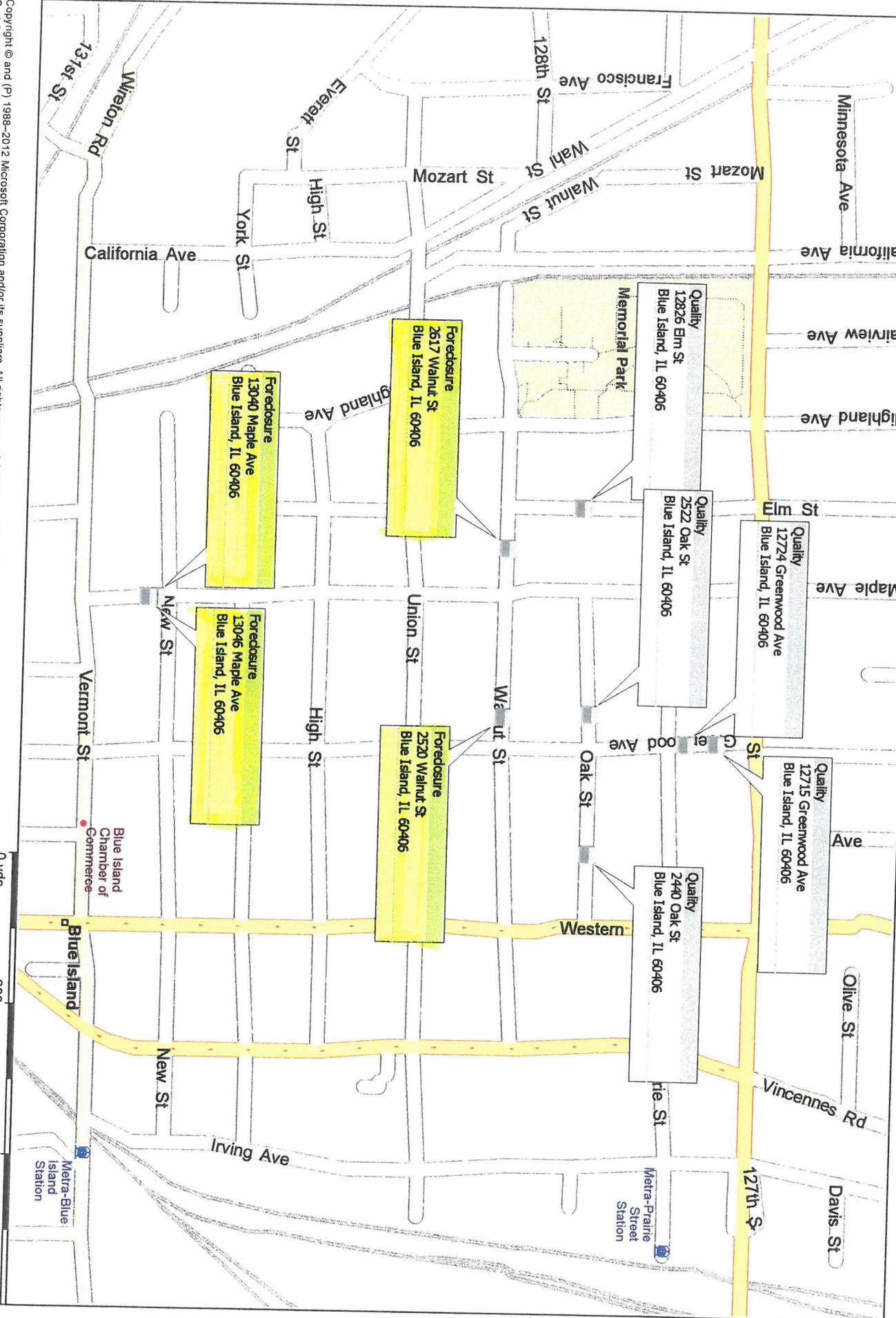
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$116,600	\$172,354
48% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Blue Island, IL (Worth township)



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Worth, Worth Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
24-19-222-025-0000	11414 Nashville Ave	1,262	10/3/2016	Foreclosure	\$84,900	\$156,130
24-19-219-018-0000	11322 Nashville Ave	1,295	4/18/2016	Foreclosure	\$123,000	\$149,440
24-19-226-005-0000	6519 112th Pl Ave	896	2/2/2016	Short Sale	\$95,000	\$131,060
24-19-230-001-0000	11301 Neehah Ave	1,425	6/25/2015	Foreclosure	\$112,500	\$179,460
24-19-214-009-0000	11240 Normandy Ave	1,695	6/16/2015	Foreclosure	\$116,000	\$174,850
24-19-215-005-0000	11213 Normandy Ave	1,326	3/30/2015	Foreclosure	\$125,000	\$146,080
24-19-216-022-0000	11244 Nashville Ave	888	9/23/2016	Quality	\$132,000	\$132,960
24-19-219-019-0000	11326 Nashville Ave	1,259	9/8/2016	Quality	\$142,000	\$150,660
24-19-229-003-0000	11319 Nashville Ave	1,475	4/29/2016	Quality	\$150,000	\$181,130
24-19-216-015-0000	11208 Nashville Ave	1,076	1/29/2016	Quality	\$132,000	\$132,000
24-19-221-001-0000	11401 Normandy Ave	974	8/12/2015	Quality	\$119,000	\$140,100

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$109,400	\$156,170
43% INCREASE	

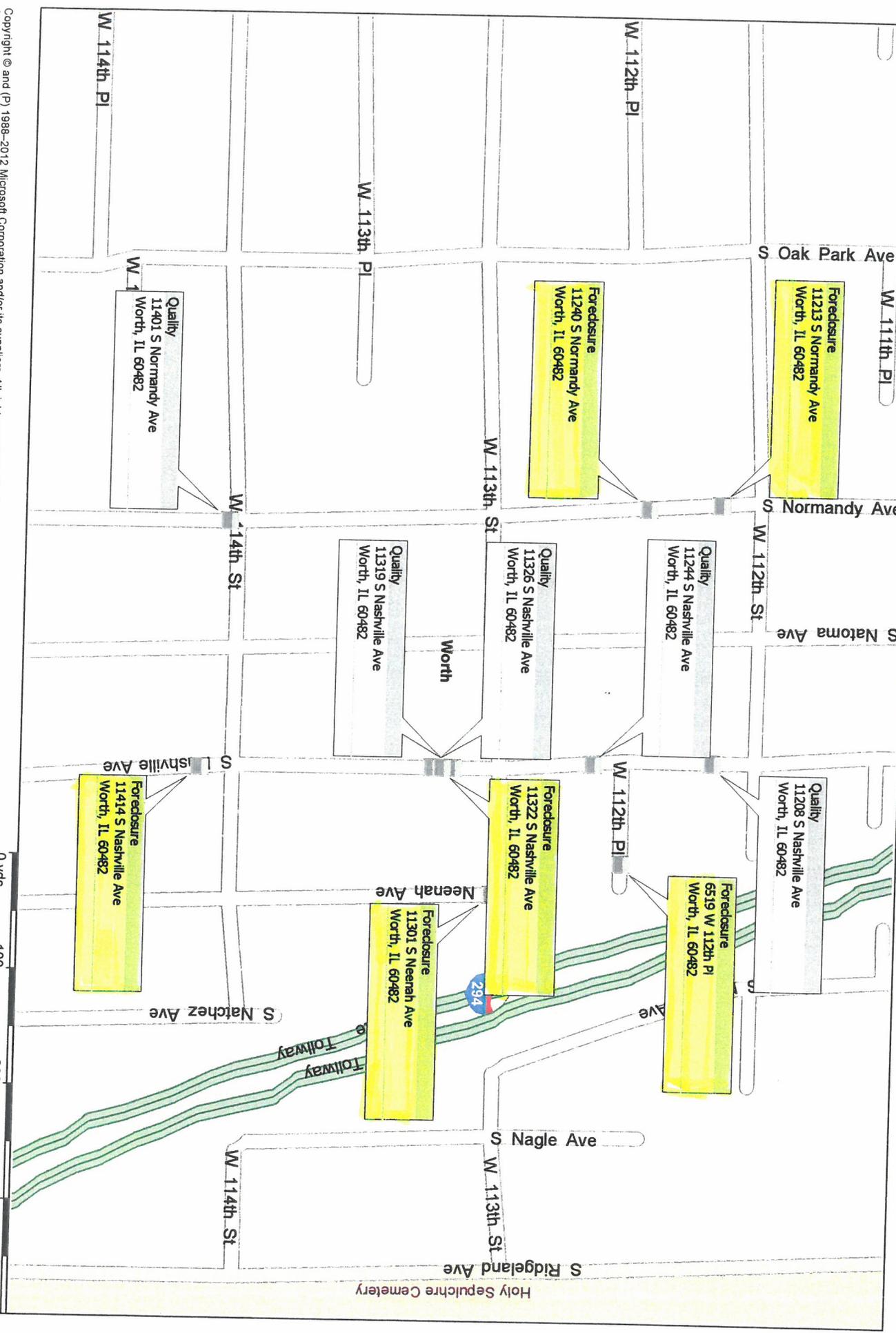
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$135,000	\$147,370
9% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Worth, IL (Worth township)



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Worth, Worth Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
24-19-308-005-0000	6901 W 115th St	1,217	7/27/2017	Foreclosure	\$105,000	\$160,630
24-19-301-031-0000	7014 W115th Pl	1,268	7/25/2017	Foreclosure	\$92,400	\$168,230
24-19-115-024-0000	7001 W 113th Pl	2,386	12/8/2016	Foreclosure	\$126,744	\$198,530
24-19-127-004-0000	6907 W 114th St	1,218	3/3/2016	Foreclosure	\$119,429	\$160,850
24-19-120-032-0000	7107 W 114th Pl	1,186	10/23/2015	Foreclosure	\$85,500	\$173,890
24-19-127-001-0000	6925 W 114th St	1,218	3/20/2018	Quality	\$146,000	\$156,870
24-19-118-014-0000	7034 W 114th Pl	1,425	6/28/2016	Quality	\$150,000	\$146,040
24-19-121-008-0000	7013 W 114th Pl	1,066	9/18/2015	Quality	\$141,000	\$144,710
24-19-121-015-0000	7036 W 115th St	1,454	1/28/2015	Quality	\$164,800	\$154,100

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$105,815	\$172,426
61% INCREASE	

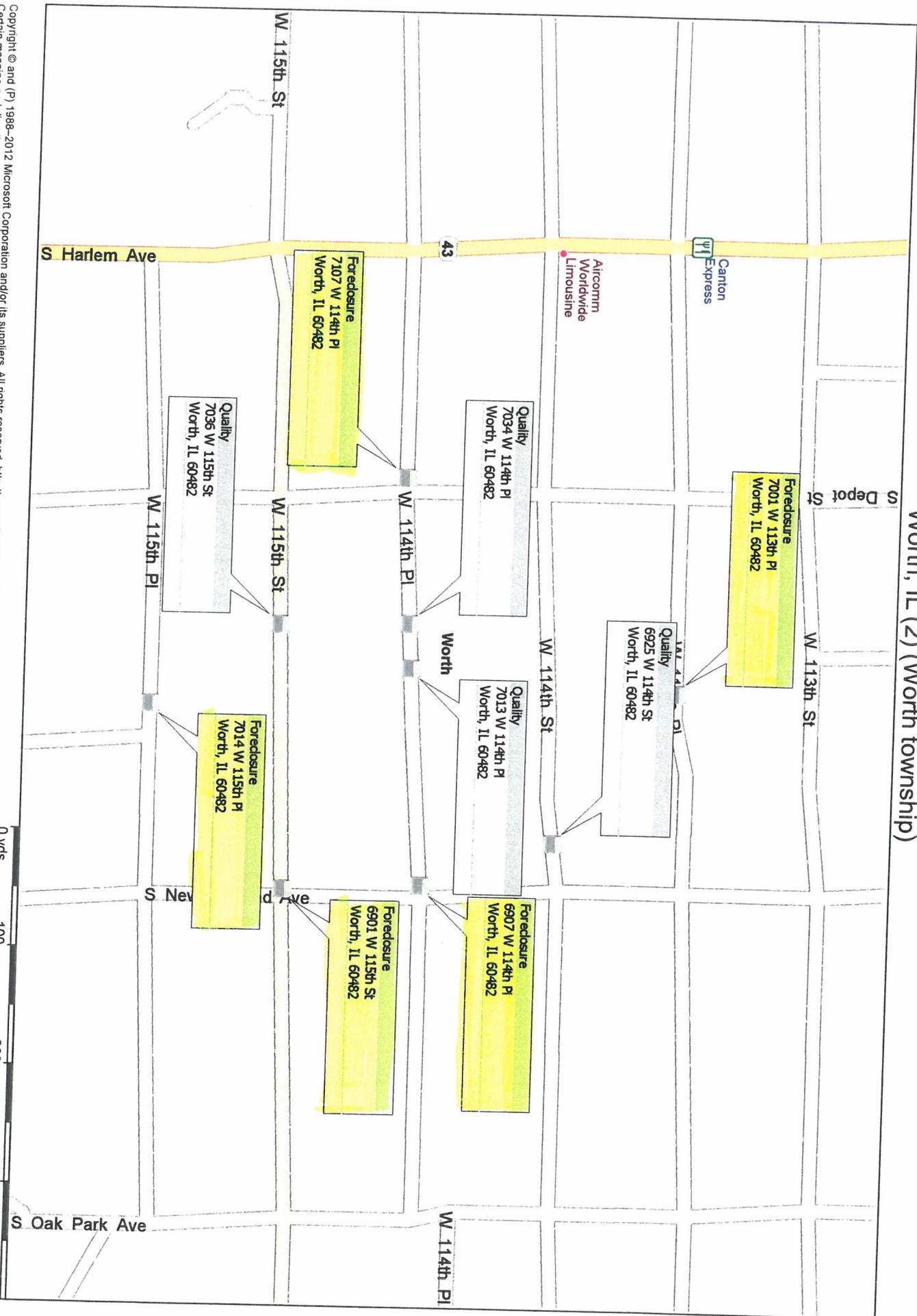
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$150,450	\$150,430
0% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Worth, IL (2) (Worth township)



Copyright © and (P) 1998–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Olympia Fields, Bloom Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
32-18-315-077-0000	3 Wysteria Dr	1,822	9/25/2017	Foreclosure	\$122,000	\$184,370
32-18-315-115-0000	611 Wysteria Dr	2,910	5/22/2017	Foreclosure	\$141,374	\$297,070
32-18-315-095-0000	405 Wysteria Dr	3,352	5/2/2017	Short Sale	\$200,000	\$289,080
32-18-107-008-0000	124 Graymoor Ln	2,943	7/15/2016	Short Sale	\$160,000	\$289,010
32-18-105-027-0000	114 Graymoor Ln	2,192	6/29/2016	Foreclosure	\$163,000	\$238,200
32-18-105-024-0000	112 Graymoor Ln	2,000	9/29/2017	Quality	\$186,500	\$259,450
32-18-105-024-0000	108 Graymoor Ln	1,936	6/30/2017	Quality	\$260,000	\$234,770
32-18-107-001-0000	105 Graymoor Ln	3,167	5/17/2017	Quality	\$350,000	\$260,970
32-18-105-045-0000	139 Graymoor Ln	2,106	7/31/2015	Quality	\$330,000	\$222,020
32-18-315-103-0000	506 Wysteria Dr	4,185	3/20/2015	Quality	\$390,000	\$441,450

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$157,275	\$259,546
65% INCREASE	

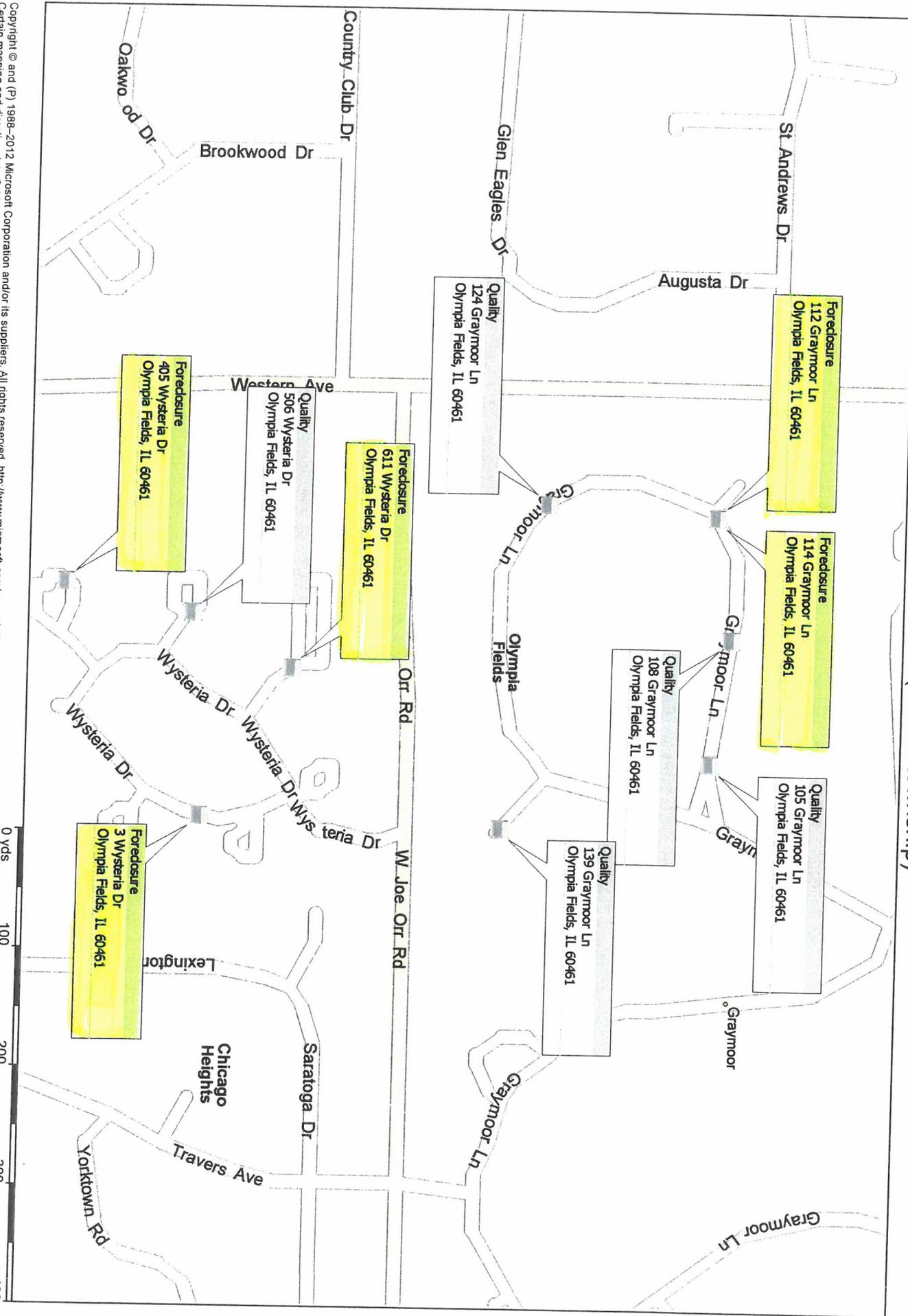
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$303,300	\$283,732
6% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Olympia Fields, IL (Bloom township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Berwyn, Berwyn Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
16-19-412-024-0000	1810 Scoville Ave	2,549	9/2/2016	Foreclosure	\$148,900	\$213,590
16-19-408-034-0000	1834 Euclid Ave	1,597	7/1/2016	Short Sale	\$112,000	\$195,180
16-19-420-014-0000	1939 East Ave	1,537	3/10/2016	Foreclosure	\$180,000	\$188,580
16-19-411-027-0000	1818 East Ave	1,035	11/12/2015	Foreclosure	\$105,000	\$137,760
16-19-412-030-0000	1826 Scoville Ave	1,722	8/24/2015	Short Sale	\$165,000	\$205,890
16-19-420-040-0000	1909 East Ave	1,543	5/25/2017	Quality	\$328,000	\$171,390
16-19-408-034-0000	1834 Euclid Ave	1,597	2/15/2017	Quality	\$241,000	\$195,180
16-19-419-019-0000	1914 East Ave	1,251	12/9/2016	Quality	\$128,999	\$173,460
16-19-405-022-0000	1645 Scoville Ave	1,068	12/6/2016	Quality	\$390,000	\$145,940
16-19-420-007-0000	1917 East Ave	1,165	7/22/2016	Quality	\$319,000	\$164,190

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$142,180	\$188,200
32% INCREASE	

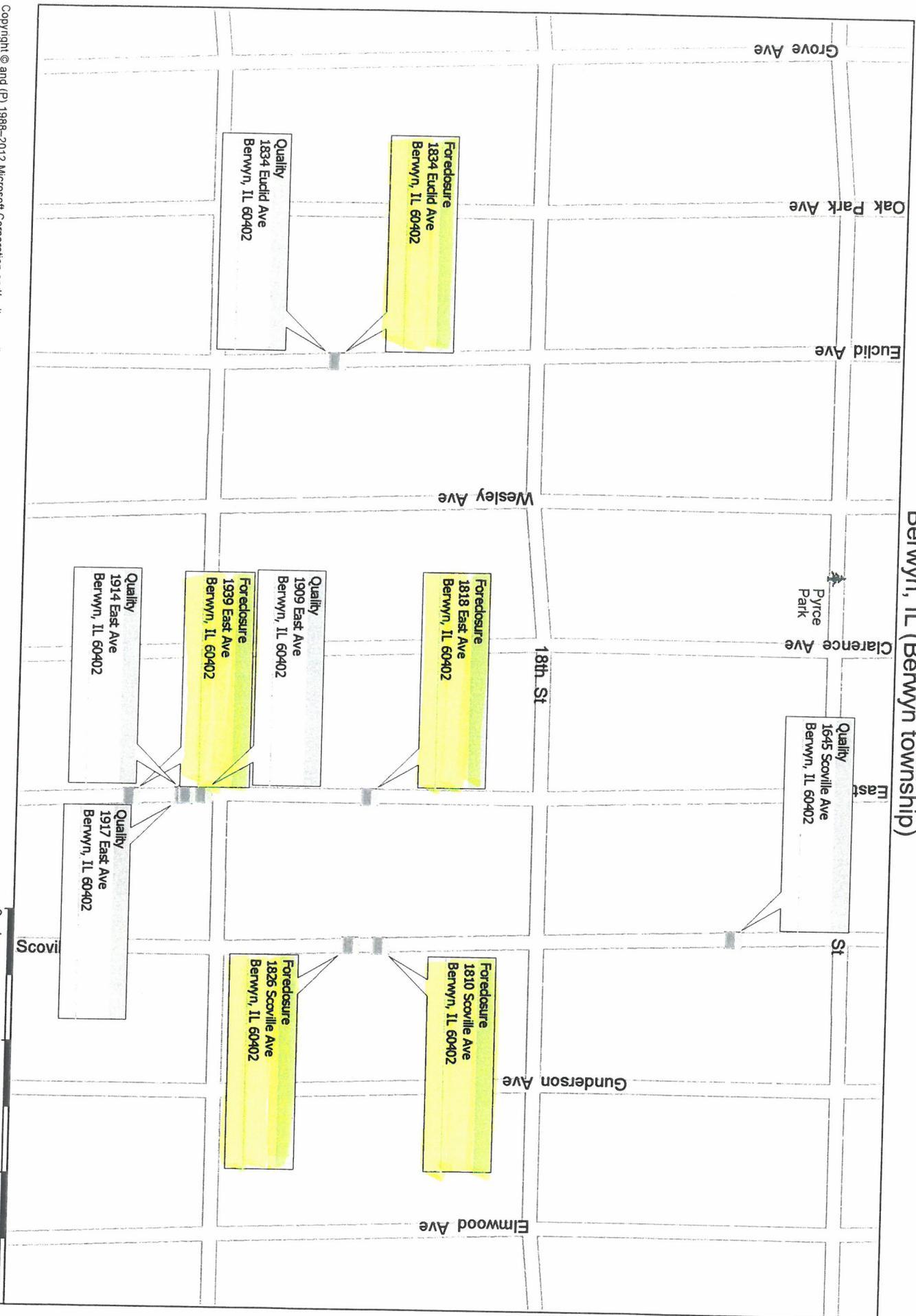
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$281,400	\$170,032
40% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Berwyn, IL (Berwyn township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Berwyn, Berwyn Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
16-20-117-014-0000	1433 Highland Ave	1,704	7/26/2017	Foreclosure	\$113,000	\$140,170
16-20-117-014-0000	1433 Highland Ave	1,704	3/29/2016	Foreclosure	\$124,654	\$140,170
16-20-116-038-0000	1442 Highland Ave	1,428	11/9/2015	Short Sale	\$260,000	\$189,000
16-20-117-023-0000	1404 Harvey Ave	1,300	9/30/2015	Foreclosure	\$152,500	\$163,460
16-20-116-011-0000	1425 Cuyler Ave	1,635	1/6/2015	Foreclosure	\$120,000	\$273,590
16-20-118-001-0000	1401 Harvey Ave	1,363	2/2/2017	Quality	\$220,000	\$153,810
16-20-117-001-0000	1401 Highland Ave	1,302	6/9/2016	Quality	\$325,000	\$162,850
16-20-117-017-0000	1439 Highland Ave	1,155	12/23/2015	Quality	\$166,000	\$158,870
16-20-117-029-0000	1420 Harvey Ave	943	9/16/2015	Quality	\$155,000	\$118,220
16-20-117-008-0000	1417 Highland Ave	1,668	8/5/2015	Quality	\$265,000	\$249,810

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$154,031	\$181,278
18% INCREASE	

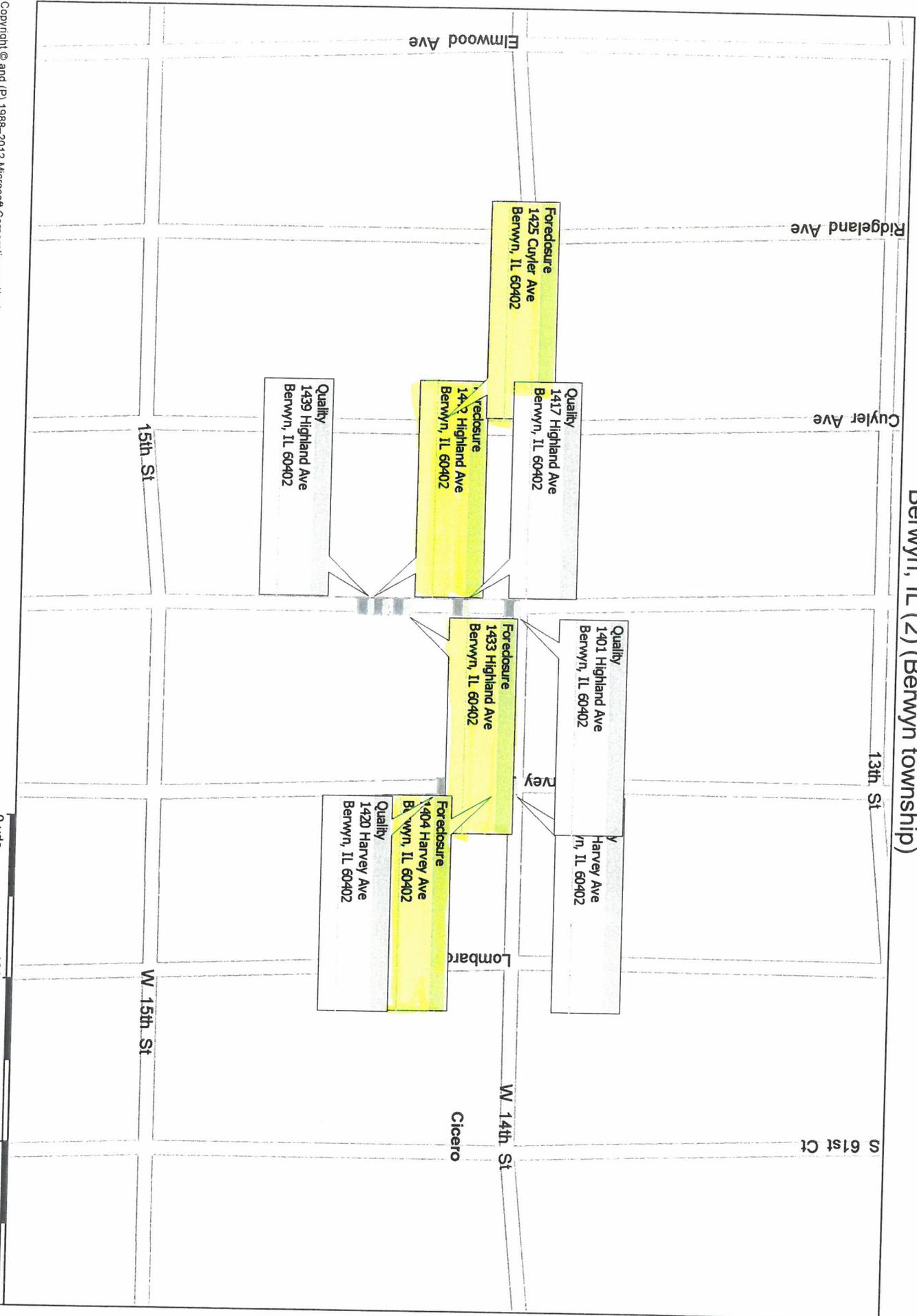
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$226,200	\$168,712
25% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Berwyn, IL (2) (Berwyn township)



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEGO ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Bedford Park, Lyons Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
18-24-112-016-0000	7638 66th St	1,740	2/12/2016	Foreclosure	\$90,000	\$132,160
18-24-113-009-0000	7809 66th St	1,728	1/14/2016	Short Sale	\$185,000	\$236,460
18-24-116-059-0000	7831 66th Pl	1,124	6/5/2015	Foreclosure	\$129,500	\$156,310
18-24-115-028-0000	7628 66th Pl	1,872	1/19/2015	Short Sale	\$170,000	\$166,830
18-24-115-001-0000	7651 66th St	1,368	8/10/2017	Quality	\$190,000	\$160,790
18-24-109-020-0000	7708 65th Pl	1,188	6/17/2017	Quality	\$183,000	\$166,900
18-24-111-019-0000	7734 66th St	1,445	6/12/2017	Quality	\$170,000	\$151,700
18-24-112-013-0000	7644 66th St	1,443	3/31/2015	Quality	\$160,000	\$148,320
18-24-109-019-0000	7710 65th Pl	1,560	2/27/2015	Quality	\$167,000	\$179,330

Foreclosures: 4	
Average Foreclosure	Assessor's Average Market Value
\$143,625	\$172,940
21% INCREASE	

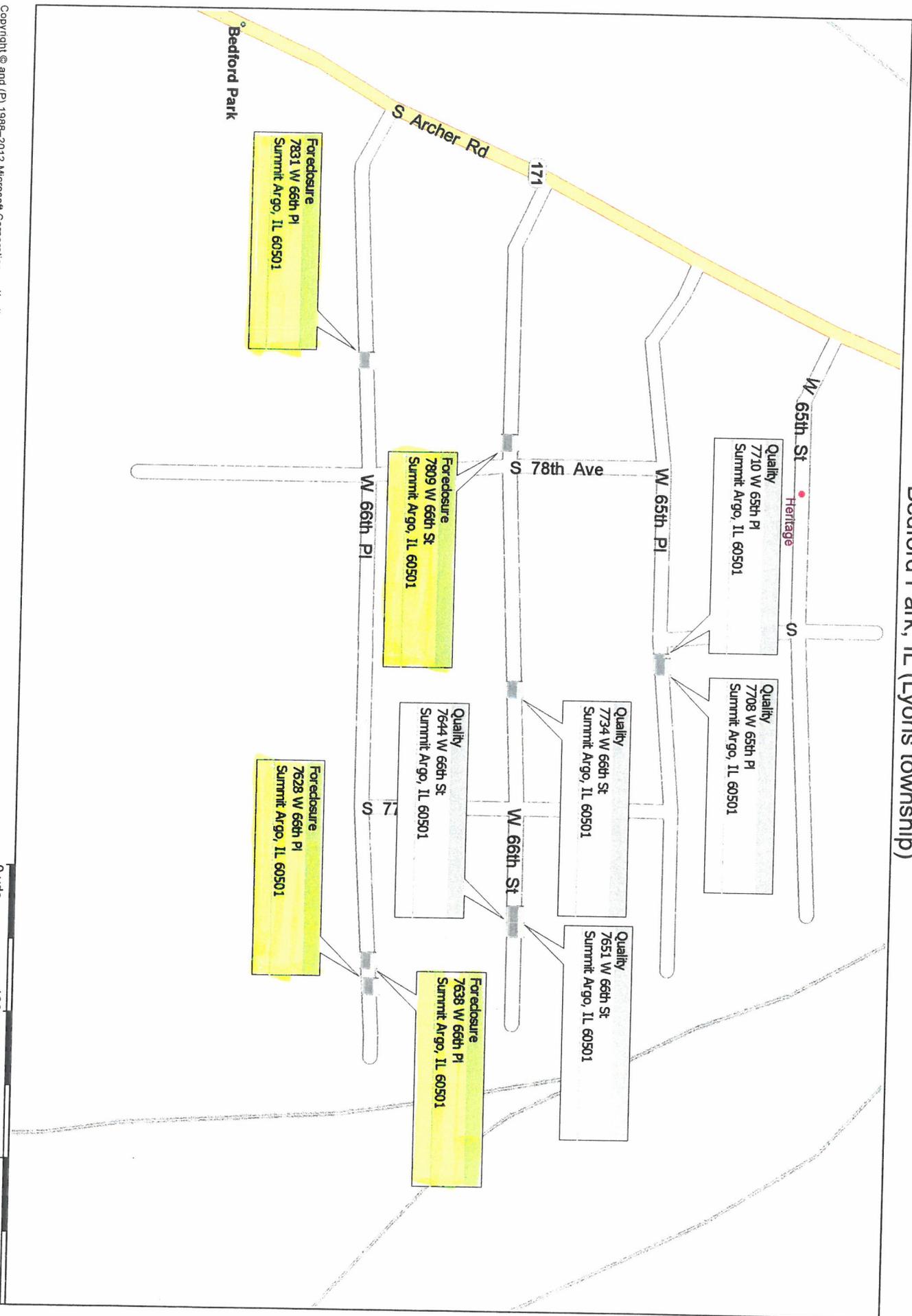
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$174,000	\$161,408
7% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Bedford Park, IL (Lyons township)



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Forest View, Stickney Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
19-06-315-021-0000	4500 S Maple Ave	970	2/16/2017	Short Sale	\$143,000	\$146,740
19-06-321-022-0000	4515 Kenilworth Ave	969	12/9/2016	Short Sale	\$119,000	\$138,680
19-06-315-032-0000	4526 Maple Ave	1,500	8/30/2016	Foreclosure	\$205,000	\$205,920
19-06-321-029-0000	4523 Kenilworth Ave	969	12/17/2015	Foreclosure	\$140,000	\$147,610
19-06-325-021-0000	4625 Wisconsin Ave	1,206	6/26/2015	Foreclosure	\$105,000	\$167,090
19-06-316-031-0000	4526 Wisconsin Ave	970	4/3/2015	Foreclosure	\$60,000	\$140,570
19-06-317-033-0000	4514 Wenonah Ave	969	12/11/2017	Quality	\$160,000	\$145,000
19-06-316-027-0000	4501 Maple Ave	1,897	9/28/2017	Quality	\$262,500	\$196,810
19-06-316-004-0000	4515 Maple Ave	1,122	8/16/2016	Quality	\$95,000	\$114,340
19-06-325-017-0000	4612 Wenonah Ave	1,007	5/6/2016	Quality	\$140,200	\$150,750
19-06-318-039-0000	4515 Wenonah Ave	1,204	3/27/2015	Quality	\$132,500	\$132,500

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$128,667	\$157,768
23% INCREASE	

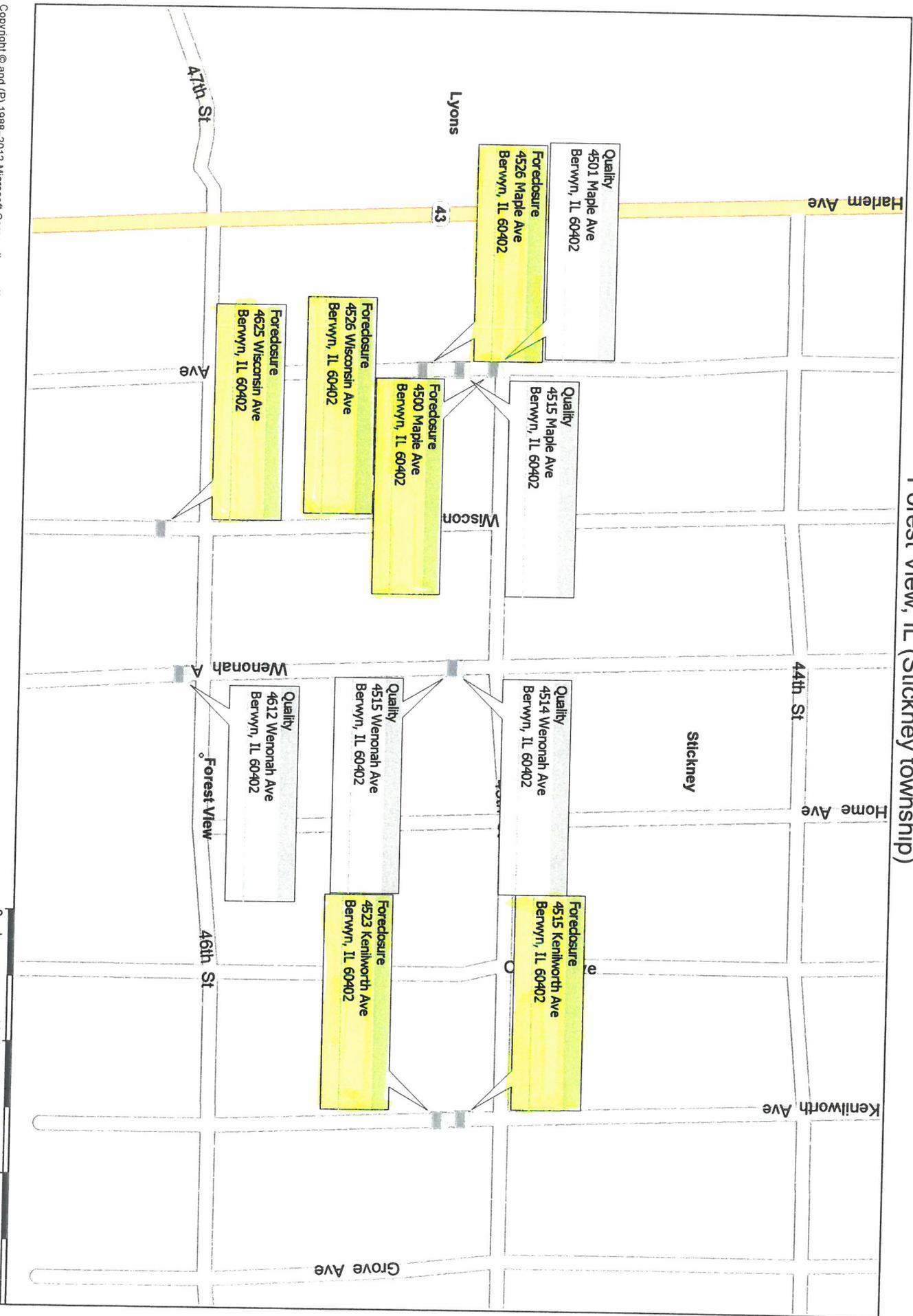
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$158,040	\$147,880
6% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Forest View, IL (Stickney township)



Copyright © and (P) 1988–2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas. Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
Alsip, Worth Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
24-23-325-007-0000	11810 S Springfield Ave	740	6/24/2015	Foreclosure	\$62,900	\$109,160
24-23-326-001-0000	11801 S Springfield Ave	978	7/28/2016	Short Sale	\$66,000	\$120,190
24-23-327-014-0000	11840 S Hamlin Ave	950	6/10/2015	Foreclosure	\$57,400	\$139,780
24-23-328-005-0000	11811 S Hamlin Ave	1,446	12/29/2016	Foreclosure	\$119,500	\$166,650
24-23-328-015-0000	11804 S Ridgeway Ave	1,340	6/6/2016	Foreclosure	\$75,000	\$142,920
24-23-329-005-0000	11811 S Ridgeway Ave	960	11/11/2015	Foreclosure	\$50,200	\$139,400
24-23-325-006-0000	11800 S Springfield Ave	3,504	10/9/2015	Quality	\$168,000	\$202,370
24-23-326-001-0000	11801 S Springfield Ave	978	11/28/2016	Quality	\$59,000	\$120,190
24-23-326-001-0000	11801 S Springfield Ave	978	12/20/2017	Quality	\$200,000	\$120,190
24-23-328-013-0000	11820 S Ridgeway Ave	960	1/30/2018	Quality	\$123,000	\$128,400
24-23-329-007-0000	11819 S Ridgeway Ave	864	7/22/2016	Quality	\$101,000	\$118,160

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$71,833	\$136,350
89% INCREASE	

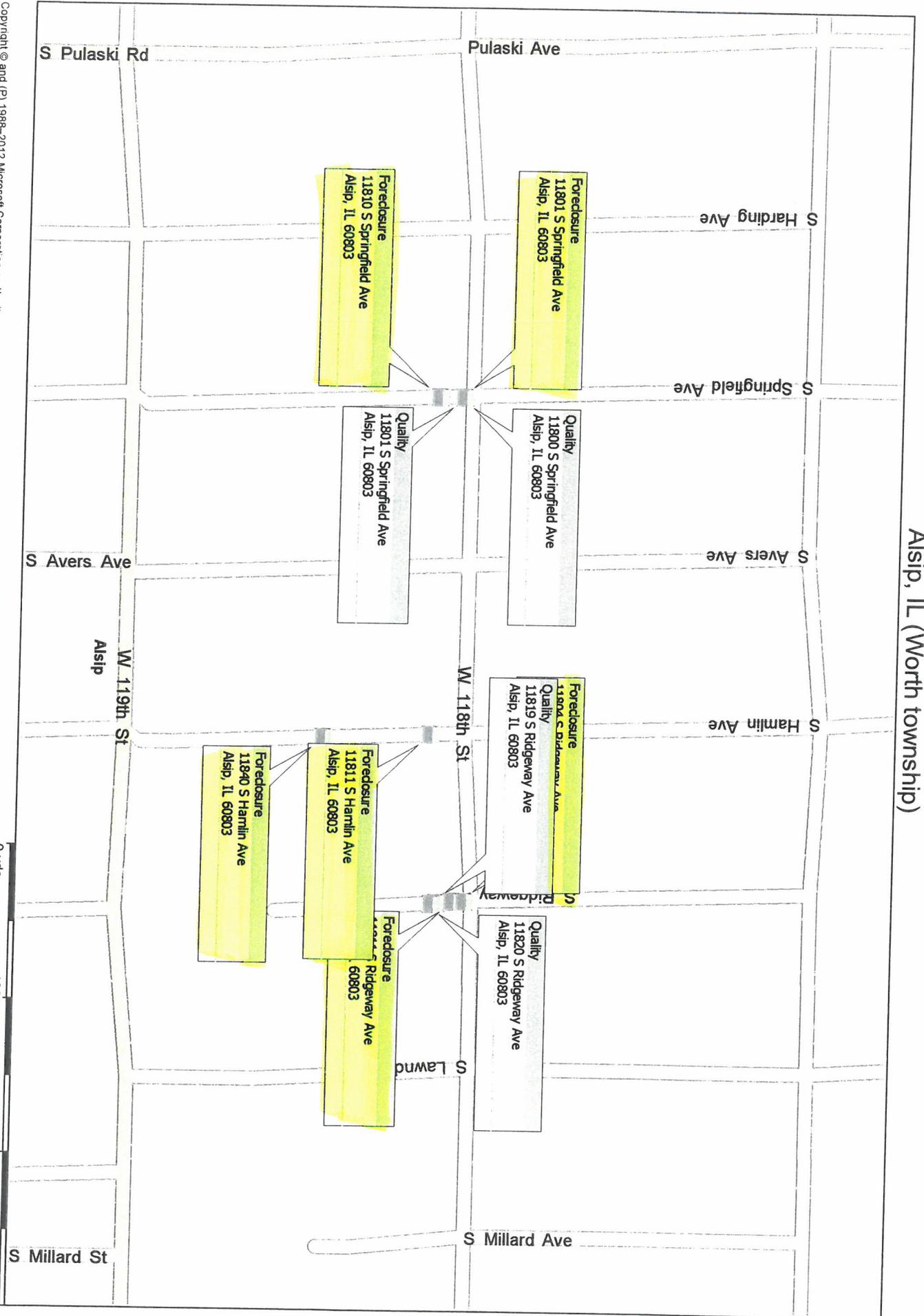
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$130,200	\$137,862
6% INCREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Alsip, IL (Worth township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ, © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Alsip, Worth Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
24-23-307-033-0000	3641 W 115th Pl	1,108	2/23/2018	Foreclosure	\$137,689	\$163,540
24-23-306-040-0000	3740 W 116th St	1,214	7/2/2017	Foreclosure	\$121,519	\$174,710
23-23-310-025-0000	3710 W 116th Pl	950	5/4/2017	Foreclosure	\$119,500	\$129,040
24-23-307-031-0000	3632 W 116th St	624	2/13/2017	Foreclosure	\$68,000	\$110,870
24-23-309-075-0000	3834 W 116th Pl	1,154	10/2/2016	Foreclosure	\$92,259	\$150,380
24-23-309-055-0000	3829 W 116th St	1,155	1/9/2016	Foreclosure	\$80,000	\$128,770
24-23-309-053-0000	3834 W 116th St	1,072	10/20/2017	Quality	\$165,000	\$126,160
24-23-309-079-0000	3809 W 116th St	1,272	9/1/2017	Quality	\$180,000	\$191,410
24-23-309-053-0000	3833 W 116th St	1,072	12/2/2016	Quality	\$82,000	\$126,160
24-23-309-048-0000	3800 W 116th Pl	1,195	12/10/2015	Quality	\$169,500	\$108,510
24-23-309-076-0000	3810 W 116th Pl	1,154	9/21/2015	Quality	\$160,000	\$15,300
24-23-309-058-0000	3819 W 116th St	1,155	2/24/2015	Quality	\$155,000	\$149,460

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$103,161	\$142,885
39% INCREASE	

Quality Sales: 6	
Average Sale	Assessor's Average Market Value
\$151,917	\$119,500
21% DECREASE	

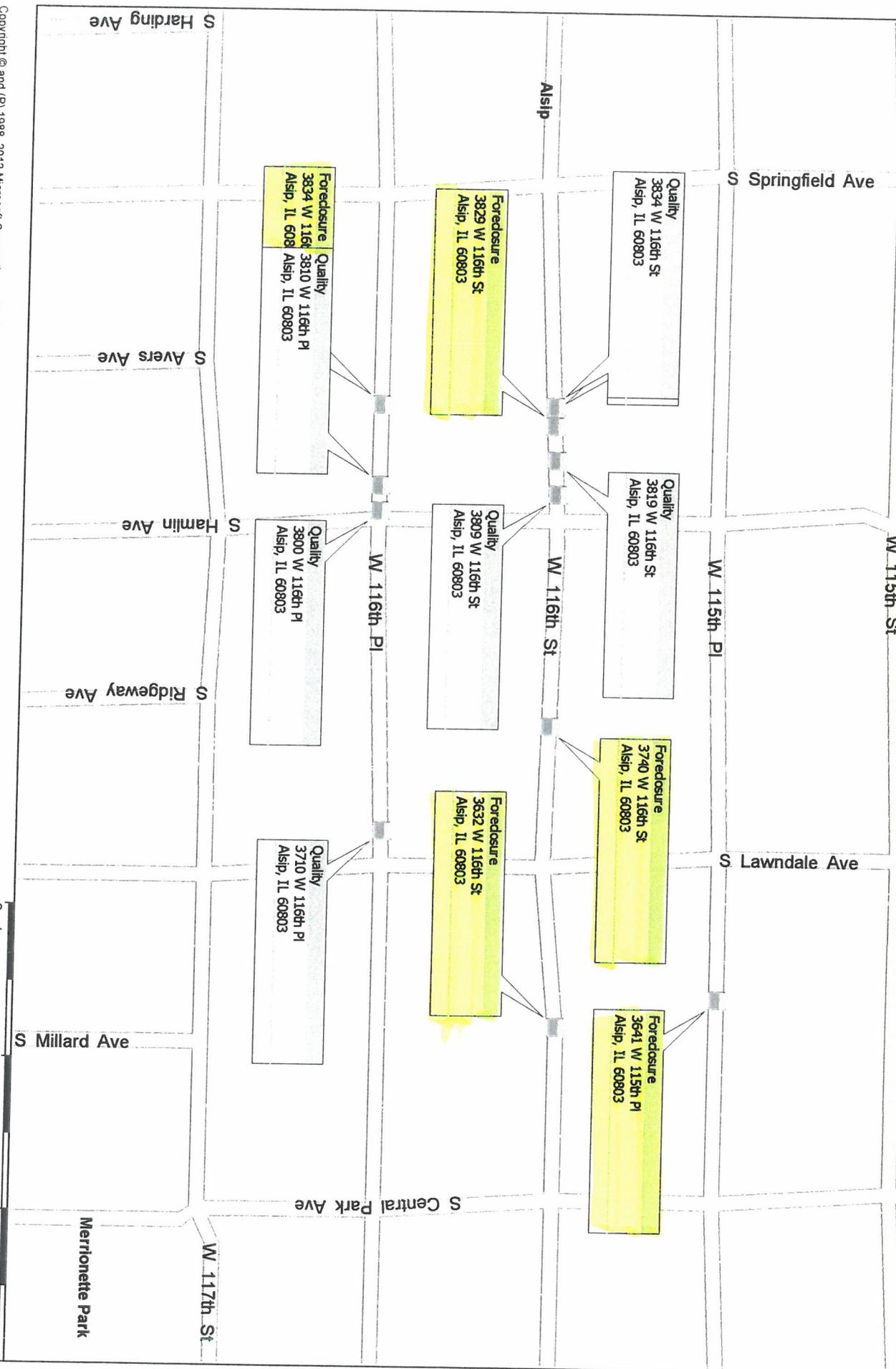
Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Alsip, IL (2) (Worth township)

Chicago



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
Chicago Ridge, Worth Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
24-17-125-012-0000	10418 Moody Ave	816	12/13/2017	Short Sale	\$99,000	\$135,780
24-17-126-004-0000	10415 Moody Ave	816	2/21/2017	Foreclosure	\$99,900	\$124,350
24-17-127-019-0000	6018 Birmingham St	1,033	5/6/2016	Short Sale	\$125,000	\$147,250
24-17-127-020-0000	6014 Birmingham St	816	3/16/2016	Foreclosure	\$83,800	\$129,960
24-17-123-015-0000	10624 Lyman Ave	1,232	6/22/2015	Short Sale	\$136,000	\$164,710
24-17-126-016-0000	6110 Birmingham St	850	4/30/2015	Foreclosure	\$75,000	\$133,340
24-17-125-005-0000	10419 Lombard Ave	1,002	5/14/2018	Quality	\$215,000	\$143,430
24-17-122-031-0000	10602 Moody Ave	950	2/6/2018	Quality	\$175,000	\$163,940
24-17-122-027-0000	10656 Moody Ave	1,300	1/31/2018	Quality	\$208,000	\$180,450
24-17-126-004-0000	10415 Moody Ave	816	11/21/2017	Quality	\$179,000	\$124,350
24-17-122-021-0000	10628 Moody Ave	905	4/29/2016	Quality	\$124,900	\$136,850
24-17-124-013-0000	10651 Lyman Ave	1,000	4/20/2016	Quality	\$132,000	\$141,760
24-17-301-030-0000	10754 S Lyman Ave	963	12/22/2015	Quality	\$142,000	\$141,290

Foreclosures: 6	
Average Foreclosure	Assessor's Average Market Value
\$103,117	\$139,232
35% INCREASE	

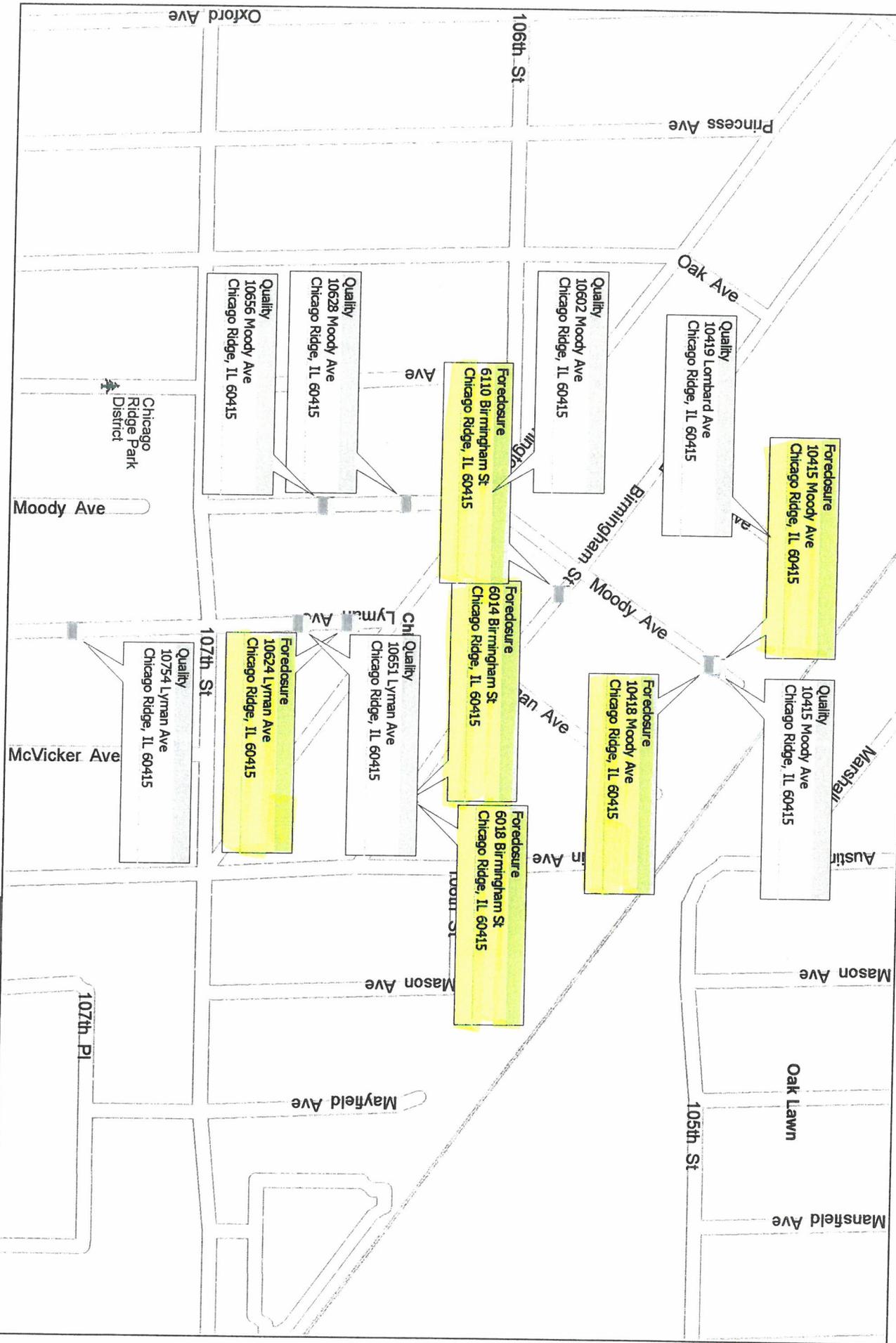
Quality Sales: 7	
Average Sale	Assessor's Average Market Value
\$167,986	\$147,439
12% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Chicago Ridge, IL (Worth township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Foreclosure & Standard Sales Ratio Analysis
 Cicero, Cicero Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
16-20-214-034-0000	1330 S 56th Ct	2,044	12/11/2017	Foreclosure	\$140,750	\$170,380
16-20-213-044-0000	1345 S 57th Ct	1,448	5/2/2016	Foreclosure	\$72,404	\$152,300
16-20-213-022-0000	1304 S 57th Ave	1,214	3/4/2016	Foreclosure	\$103,000	\$130,000
16-20-212-023-0000	1308 S 57th Ct	1,512	9/30/2015	Foreclosure	\$56,000	\$135,900
16-20-212-031-0000	1326 S 57th Ct	880	3/6/2015	Foreclosure	\$100,000	\$119,290
16-20-215-006-0000	1311 S 56th Ct	900	4/2/2018	Quality	\$150,000	\$110,950
16-20-213-031-0000	1324 S 57th Ave	1,408	7/21/2017	Quality	\$207,000	\$120,060
16-20-212-028-0000	1320 S 57th Ct	1,081	10/11/2016	Quality	\$105,000	\$107,860
16-20-215-017-0000	1341 S 56th Ct	1,015	2/2/2016	Quality	\$115,000	\$111,260
16-20-212-035-0000	1338 S 57th Ct	1,320	8/24/2015	Quality	\$150,000	\$143,320

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$94,431	\$141,574
150% INCREASE	

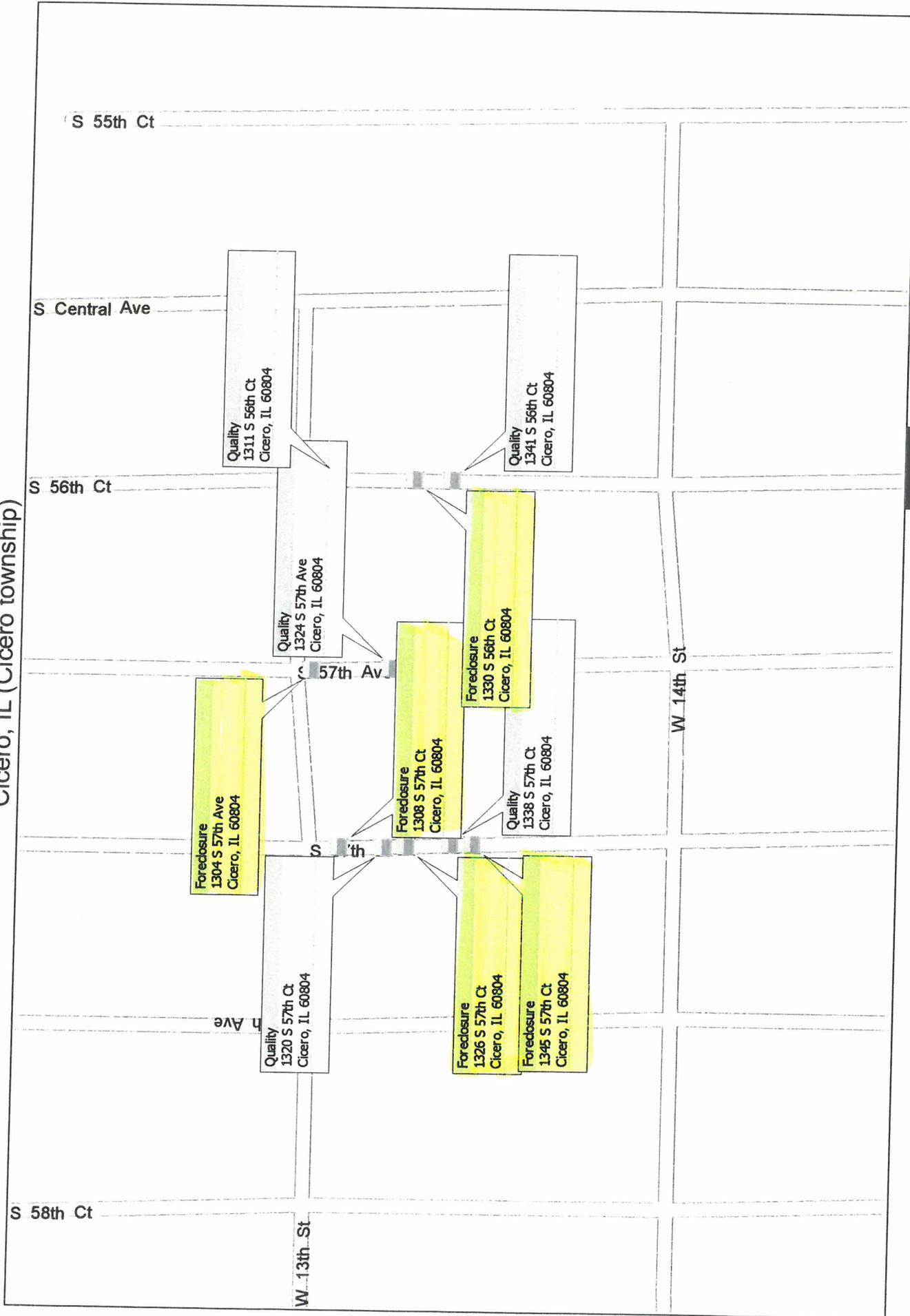
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$145,400	\$118,690
18% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Cicero, IL (Cicero township)



0 yds 100 200 300

Foreclosure & Standard Sales Ratio Analysis
 Cicero, Cicero Twp., Cook County, IL

PIN	Address	Square Footage	Sale Date	Sale Type	Sale Price	2017 Assessor's Market Value
16-20-326-023-0000	1912 61st Ave	2,348	10/24/2017	Foreclosure	\$149,000	\$162,800
16-20-327-026-0000	1922 60th Ct	1,194	4/6/2017	Foreclosure	\$110,000	\$110,770
16-20-328-006-0000	1911 60th Ct	1,104	3/16/2016	Foreclosure	\$53,025	\$101,040
16-20-326-001-0000	1901 61st Ct	1,470	11/30/2015	Foreclosure	\$133,000	\$131,400
16-20-333-011-0000	2100 61st Ct	2,235	8/25/2015	Foreclosure	\$74,900	\$157,350
16-20-326-023-0000	1918 61st Ave	1,989	2/24/2018	Quality	\$260,000	\$151,070
16-20-327-011-0000	1929 61st Ave	910	9/6/2017	Quality	\$100,000	\$103,120
16-20-325-021-0000	1920 61st Ct	1,146	12/14/2016	Quality	\$112,700	\$107,200
16-20-327-006-0000	1913 61st Ave	1,740	8/2/2016	Quality	\$215,000	\$209,050
16-20-325-022-0000	1922 61st Ct	1,160	6/19/2015	Quality	\$201,000	\$187,160

Foreclosures: 5	
Average Foreclosure	Assessor's Average Market Value
\$103,985	\$132,672
150% INCREASE	

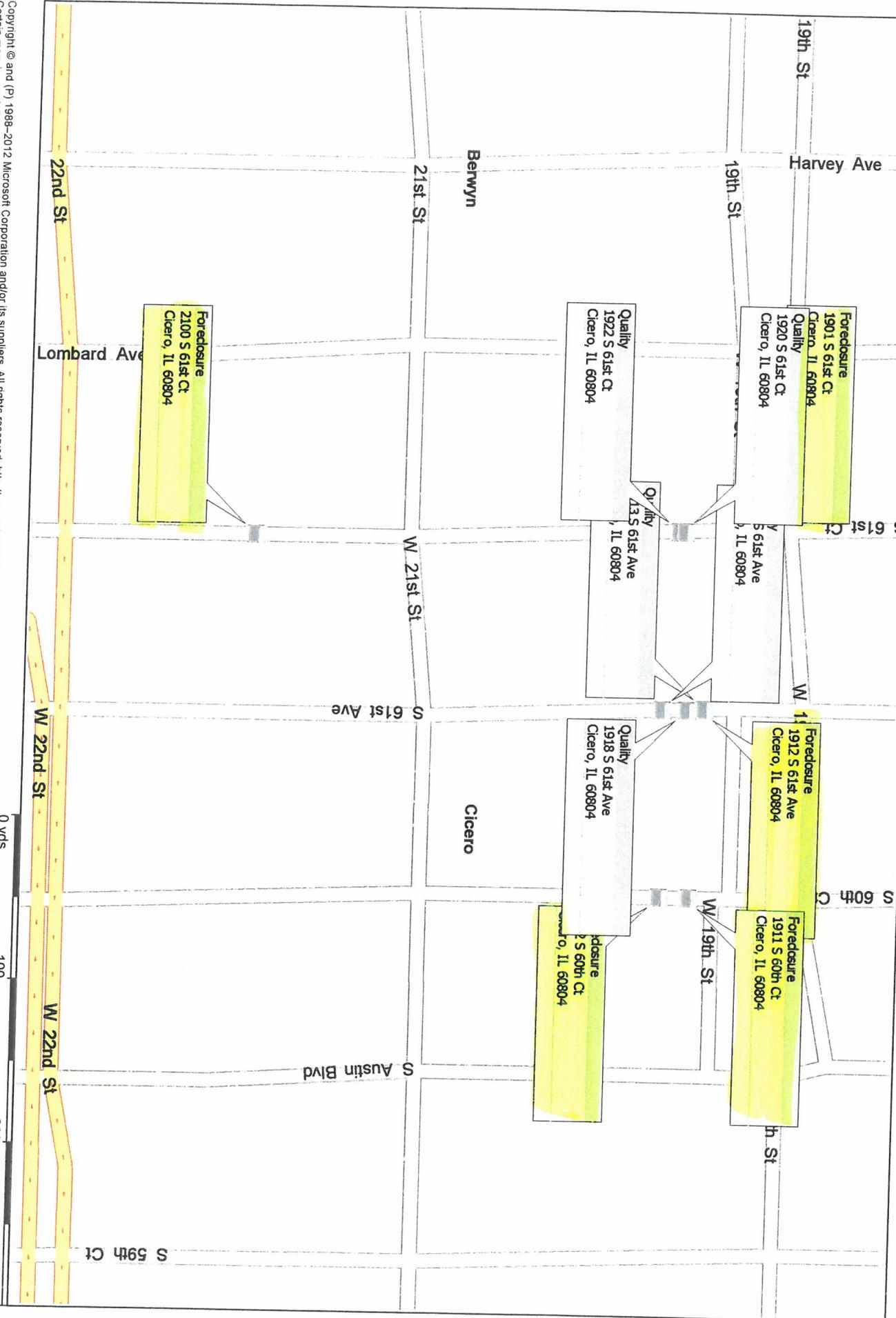
Quality Sales: 5	
Average Sale	Assessor's Average Market Value
\$177,740	\$151,520
18% DECREASE	

Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

Sources: Cook County Assessor, Multiple Listing Service (MLS), Training, Research, Advocacy, & Education Network (TRAEN, Inc.)

Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and may contain errors.

Cicero, IL (2) (Cicero township)



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mapoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada. © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.