

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.)

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	

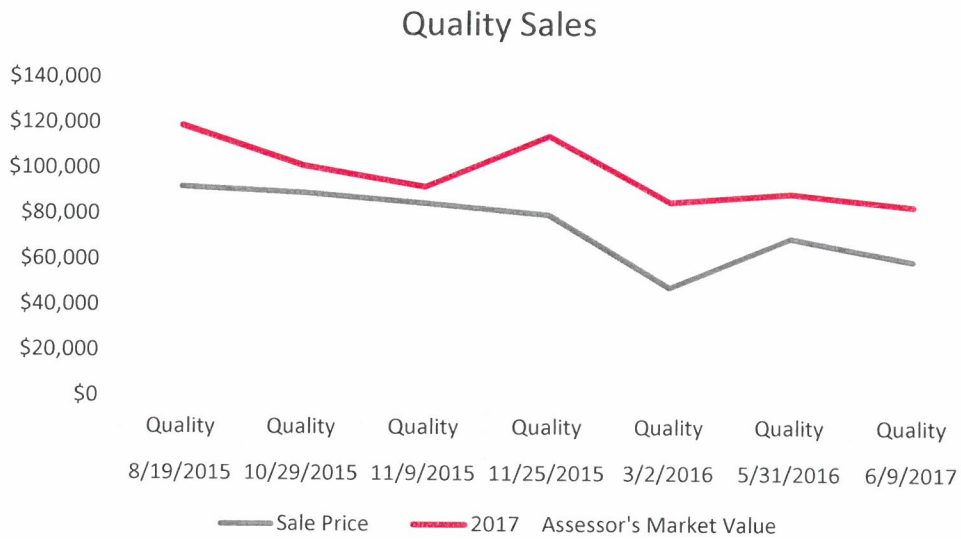
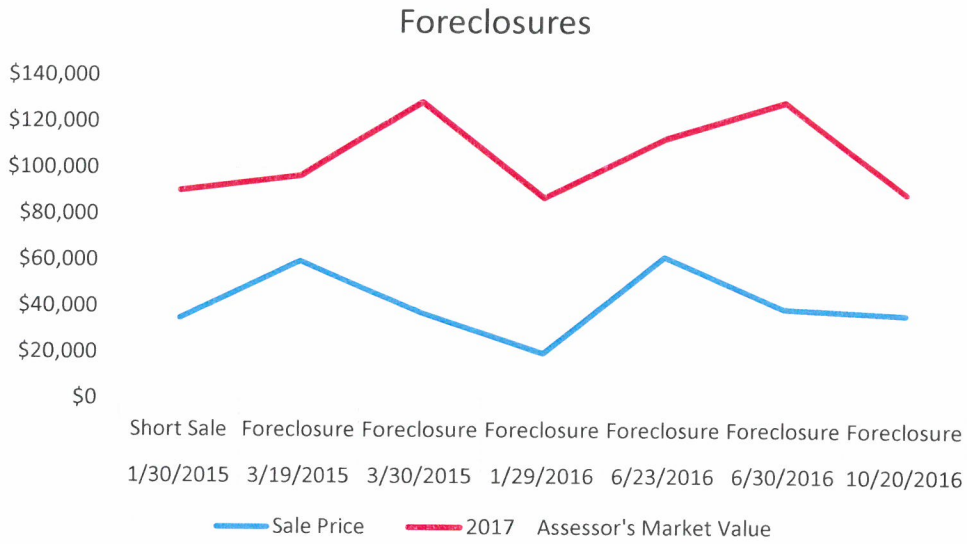
Increases from the 2017 Triennial property tax reassessments will be seen on August 2018 tax bills for Cook County's 17 south suburban townships: Berwyn, Bloom, Bremen, Calumet, Cicero, Lemont, Lyons, Oak Park, Orland, Palos, Proviso, Rich, River Forest, Riverside, Stickney, Thornton, and Worth.

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

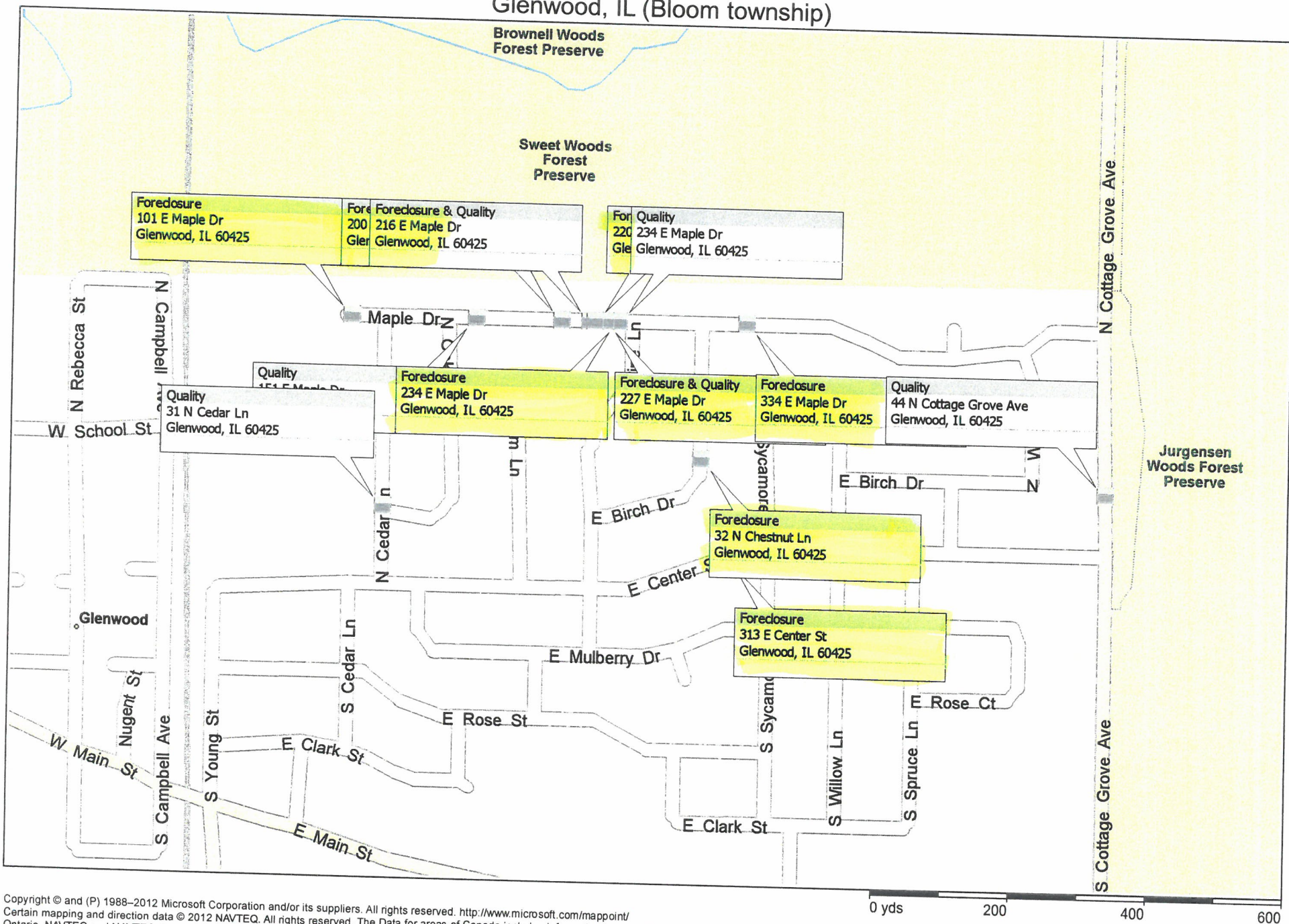
Disclosure: This is a limited examination of sales for non-market and market authenticity. Reviews relied on Multiple Listing Service (MLS), Cook County Assessor sales records, and Cook County Recorder of Deeds warranty types to identify REOs, foreclosures, short sales, quality or standard sales and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

Foreclosure & Standard Sales Ratio Analysis

Glenwood, Bloom Twp., Cook County, IL



Glenwood, IL (Bloom township)



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	

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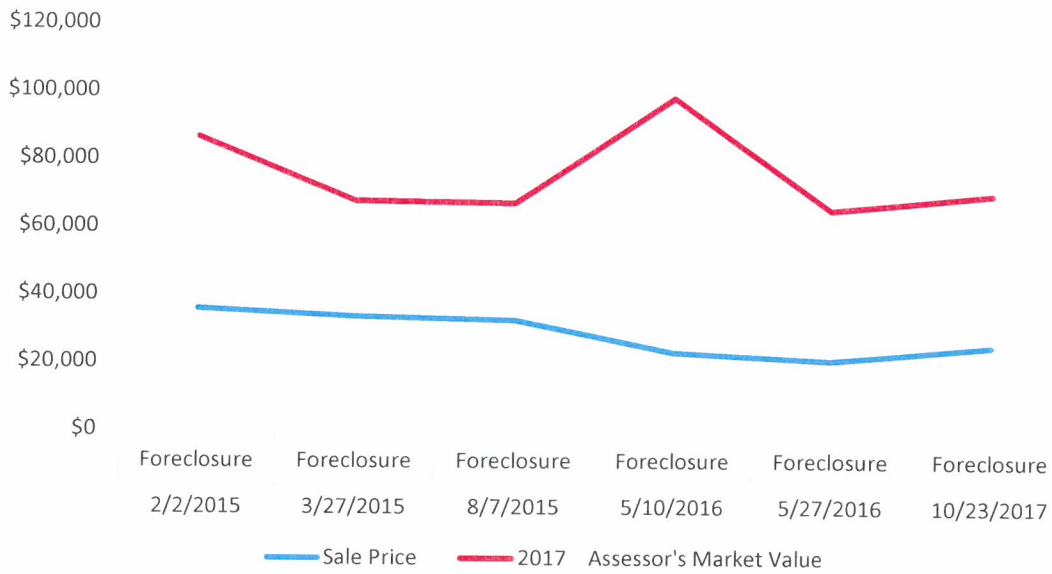
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Foreclosure & Standard Sales Ratio Analysis

Riverdale, Thornton Twp., Cook County, IL

Foreclosures



Quality Sales



Riverdale, IL (Thornton township)

