

548 Prairie Ave, Downers Grove, IL 60515, Dupage County

APN: 09-08-213-025 CLIP: 3075035319



MLS Beds 5	Full Baths 2	Half Baths N/A	MLS Sale Price \$442,000	MLS Sale Date 10/14/2022
Bldg Sq Ft 1,949	Lot Sq Ft 8,134	MLS Yr Built 1927	Type SFR	

OWNER INFORMATION

Owner Name	Tran Amanda	Tax Billing Zip	60515
Tax Billing Address	548 Prairie Ave	Owner Occupied	Yes
Tax Billing City & State	Downers Grove, IL		

COMMUNITY INSIGHTS

Median Home Value	\$568,288	School District	DOWNERS GROVE GSD 58
Median Home Value Rating	7 / 10	Family Friendly Score	52 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	58 / 100	Walkable Score	89 / 100
Total Incidents (1 yr)	45	Q1 Home Price Forecast	\$582,488
Standardized Test Rank	94 / 100	Last 2 Yr Home Appreciation	17%

LOCATION INFORMATION

Township	Downers Grove Township-North	Carrier Route	C008
Township Range Sect	38-11-8	Flood Zone Date	08/01/2019
Subdivision	Gostyn	Flood Zone Code	X
Zoning	R	Flood Zone Panel	17043C0186J
School District Name	1712540	Lot #	54-56
School District	1712540	Block #	3
Elementary School District	58 Downers Grove	Within 250 Feet of Multiple Flood Zone	No
High School District/School Name	Aa7	Neighborhood Code	Dh1-Dh1
Census Tract	8449.01	Township #	38

TAX INFORMATION

County Assessor Link	09-08-213-025	% Improved	59%
Parcel ID	0908213025	Homestead	HOMESTEAD
Tax Area	9026	Exemption(s)	Homestead
Tax Appraisal Area	9026		
Legal Description	GOSTYN /EX W 10 FT/ ALL ALL		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Market Value - Total	\$494,631	\$454,710	\$430,560
Assessed Value - Total	\$164,877	\$151,570	\$143,520
Assessed Value - Land	\$67,726	\$62,260	\$58,950
Assessed Value - Improved	\$97,151	\$89,310	\$84,570
YOY Assessed Change (\$)	\$13,307	\$8,050	
YOY Assessed Change (%)	8.78%	5.61%	
Tax Year	Tax Amount	Change (\$)	Change (%)
2022	\$8,447		
2023	\$8,534	\$88	1.04%
2024	\$8,981	\$447	5.24%

CHARACTERISTICS

Universal Land Use	Tax: SFR MLS: Residential (NEC)	Other Rooms	Dining Room, Kitchen, Living Room, Other
County Use Code	Residential	Basement Type	Partial
Year Built	1927	Basement Sq Ft	1,078
Lot Depth	125	Water	Public
Lot Frontage	65	Sewer	Type Unknown

Lot Sq Ft	8,134	Cooling Type	Central
Lot Acres	0.1867	Heat Type	Forced Air
Building Sq Ft	1,949	Parking - # Cars	3
Gross Area	3,027	Parking Type	Garage
# of Buildings	1	Exterior	Frame
Building Above Grade Sq Ft	1,949	Interior Wall	Plaster
Stories	2	Flooring	Pine
Total Rooms	12	Foundation	Concrete Block
Bedrooms	5	Equipment	Dishwasher, Dryer, Refrigerator, Oven/Range, Washer, Humidifier, Fan-Ceiling, Sump Pump
Baths - Full	2	Topography	Flat/Level
MLS Total Baths	2		

FEATURES

Feature Type	
Gas Heat	

SELL SCORE

Rating	High	Value As Of	2026-06-14 06:33:00
Sell Score	661		

ESTIMATED VALUE

RealAVM™	\$747,300	Confidence Score	79
RealAVM™ Range	\$671,300 - \$823,300	Forecast Standard Deviation	10
Value As Of	06/08/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	3419	Cap Rate	2.6%
Estimated Value High	3871	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	2967		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	11492474	MLS Listing Price	\$449,900
MLS Status	Closed	MLS Sold Price	\$442,000
MLS Area Name	DOWNERS GROVE	Listing Broker Name	BRULAN PROPERTIES, INC.
MLS Listing Date	08/15/2022	Listing Agent Name	Mrd224249-Bruce Rhoades
MLS Contract Date	09/20/2022	Selling Broker Name	COLDWELL BANKER REALTY
MLS Closed Date	10/14/2022	Expiration Date	12/31/2022
MLS Orig. List Price	\$449,900	MLS Status Change Date	10/15/2022

MLS Listing #	07004997	07001228	06972001
MLS Status	Closed	Canceled	Canceled
MLS Listing Date	08/26/2008	08/21/2008	07/22/2008
MLS Listing Price	\$995	\$995	\$1,045

LAST MARKET SALE & SALES HISTORY

Deed Type	Warranty Deed	Sale Price	\$442,000
Recording Date	10/18/2022	Owner Name	Tran Amanda
Sale Date	10/14/2022	Seller	Ropro 7 LLC
Document Number	94317		

Recording Date	10/18/2022	09/06/2012	09/20/2005	12/09/2003	02/01/2001
Sale Date	10/14/2022	08/30/2012	09/06/2005	11/21/2003	11/23/2000
Sale Price	\$442,000		\$310,000	\$257,500	
Nominal		Y			Y
Buyer Name	Tran Amanda L	Ropro 7 LLC	Rhoades Lance A & Elizabeth A	Sinadinos Denise	Mcdowell Donald L 2000 Trust

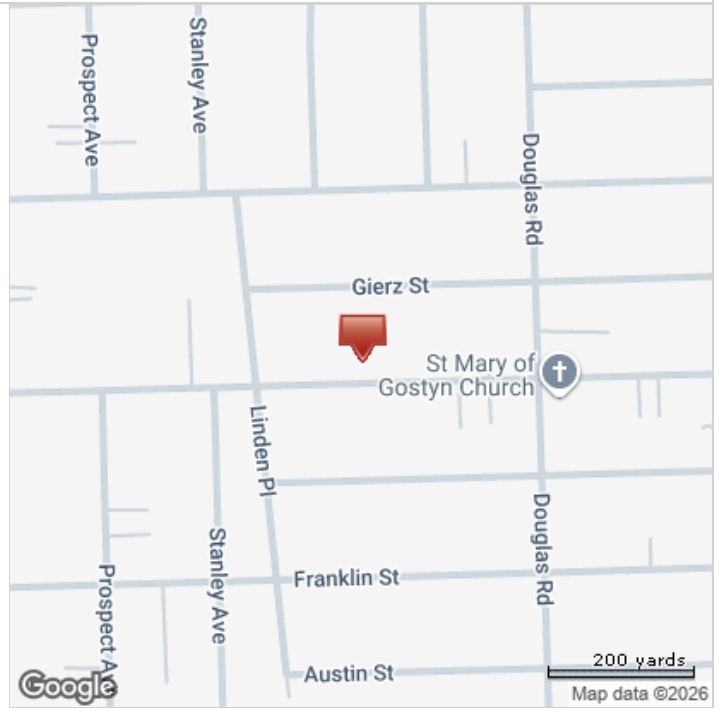
Buyer Name 2	Rhoades Bruce R & Diana				
Seller Name	Ropro 7 LLC	Rhoades Bruce R & Diana	Sinadinos Denise	Mcdowell D L 2000 Trust	Mcdowell Donald L & Carol A
Document Number	94317	122668	208331	465240	18258
Document Type	Warranty Deed	Quit Claim Deed	Warranty Deed	Trustee's Deed(Transfer)	Quit Claim Deed

Recording Date	11/16/1992		08/1986		
Sale Date	11/1992		08/1986		
Sale Price	\$120,000		\$91,900		
Nominal					
Buyer Name	Mcdowell Donald L				
Buyer Name 2					
Seller Name	Wilson Michael J				
Document Number	221194		134631		
Document Type	Grant Deed		Warranty Deed		

MORTGAGE HISTORY					
Mortgage Date	10/18/2022	12/27/2016	04/28/2015	09/06/2012	09/06/2012
Mortgage Amount	\$433,994	\$1,500,000	\$3,340,000	\$1,060,000	\$780,000
Mortgage Lender	Guaranteed Rate Inc	Heartland Bk&Tr Co	American Midwest Bk	American Midwest Bk	American Midwest Bk
Mortgage Type	Conventional		Conventional	Conventional	Conventional
Mortgage Term	30	1		7	1
Mortgage Term Code	Years	Years		Years	Years
Mortgage Purpose	Resale	Construction	Refi	Nominal	Nominal
Mortgage Int Rate	5.875				
Mortgage Int Rate Type	Fixed Rate Loan	Adjustable Int Rate Loan			Adjustable Int Rate Loan
Mortgage Doc #	94318	143122	44302	122669	122671
Borrower Name	Tran Amanda L	Ropro 7 LLC 548 Prairie Avenue	Ropro 7 LLC 548 Prairie Avenue	Ropro 7 LLC	Ropro 7 LLC
Borrower Name 2					

Mortgage Date	10/19/2005	05/17/2004	12/09/2003		
Mortgage Amount	\$238,000	\$167,000	\$162,500		
Mortgage Lender	Citimortgage	Professional Mtg Ptrs Inc	Professional Mtg Ptrs Inc		
Mortgage Type	Conventional	Conventional	Conventional		
Mortgage Term	15	30	30		
Mortgage Term Code	Years	Years	Years		
Mortgage Purpose	Refi	Refi	Resale		
Mortgage Int Rate		4.625	5.875		
Mortgage Int Rate Type	Fixed Rate Loan	Adjustable Int Rate Loan	Adjustable Int Rate Loan		
Mortgage Doc #	232998	131855	465241		
Borrower Name	Rhoades Bruce R & Diana	Sinadinos Denise	Sinadinos Denise		
Borrower Name 2	Rhoades Lance A & Elizabeth A				

PROPERTY MAP



*Lot Dimensions are Estimated