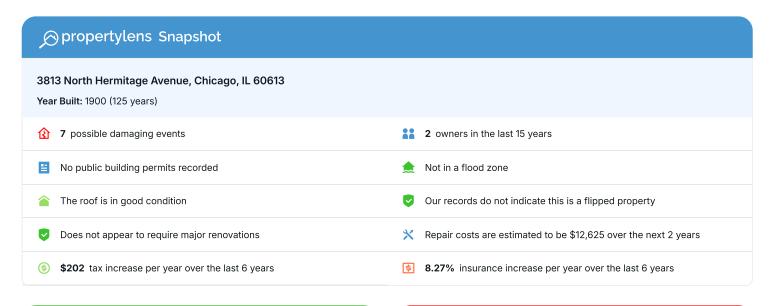


## **Property Summary**

A snapshot of key features, highlights and amenities for this property.





## Highlights

### Fire Protection

Excellent fire protection with nearby fire stations.

### Walkability

High walkability score, enhancing lifestyle convenience.

### Remodeled Kitchen

Beautifully remodeled kitchen with modern appliances and finishes.

## Low Flood Risk

Very low risk of flooding, reducing potential damage.

### **Good Roof Condition**

Roof is in good condition, reducing immediate repair needs.



### Concerns

### Size Discrepancy

Listed square footage higher than assessed, indicating possible unreported addition.

### **High Insurance Cost**

Average insurance rate is significantly high, impacting affordability.

## **Moderate Crime**

Crime grades indicate moderate risk in the area.

## **Old Construction**

Built in 1900, potential for outdated systems and materials. However, the property was remodeled in 2015.

## Hail Damage History

Multiple hail events have affected the property in the past.



### **Location Benefits and Property Features**

### **Location Benefits**

- High walkability enhances lifestyle convenience.
- Close to Southport corridor shopping and dining.
- Nearby fire stations provide excellent fire protection.
- Proximity to Brown line offers easy transit access.
- Friendly neighborhood with landscaped yard and large deck.

### **Property Features**

- Remodeled kitchen with modern appliances and finishes.
- Good roof condition reduces immediate repair needs.
- · Four fireplaces add charm and warmth.
- Central cooling and forced air heating ensure comfort.
- Spacious layout with finished lower level family room.

Key Questions to Ask Before Making an Offer

- What is the condition of the 1900-built frame structure?
- Are there any unreported additions affecting square footage?
- How has hail damage affected the roof and exterior?
- What is the impact of no recent permits on property updates?
- How does the age of the heating system affect efficiency?
- How does soil runoff potential affect property stability?
- What is the impact of nearby toxic release facilities?
- How does the moderate crime rate affect safety?
- What are the risks of high PFA pollution levels?
- How does the moderate tornado risk impact safety?

## **PropertyLens Insights**

We've put this property under the PropertyLens, here's what we found!



The most important insights to help you make a confident informed purchase



Projected 2-Year Repairs
Possible estimates of repairs, replacement costs and routine maintenance over the next 2 years

## Possible Repair Costs Over The Next 2 Years

\$12,625

Estimated 2-Year Repair Costs

Category	Likelihood of Repairs 🗸	Last Known Update	Est. Lifespan	Est. 2-Year Repair Costs	Avg. Replacement Costs
HVAC	Very High	Not reported	15-20 years	<b>\$5,600</b> \$4,200 - \$7,000	<b>\$8,000</b> \$6,000 - \$10,000
Electrical	Very High	Not reported	25-30 years	<b>\$3,500</b> \$2,100 - \$4,900	<b>\$5,000</b> \$3,000 - \$7,000
Water Heater	Very High	Not reported	10-12 years	<b>\$1,050</b> \$700 - \$1,400	<b>\$1,500</b> \$1,000 - \$2,000
Termites	Medium	Not reported	5-10 years	<b>\$375</b> \$250 - \$500	<b>\$1,500</b> \$1,000 - \$2,000
Pipes	Low	Not reported	50 years	<b>\$800</b> \$600 - \$1,000	<b>\$8,000</b> \$6,000 - \$10,000
Plumbing Fixtures	Low	Not reported	20 years	<b>\$200</b> \$150 - \$300	<b>\$2,000</b> \$1,500 - \$3,000
Driveway/Asphalt	Low	Not reported	20-30 years	<b>\$500</b> \$400 - \$700	<b>\$5,000</b> \$4,000 - \$7,000
Sewer Line	Low	Not reported	50 years	<b>\$600</b> \$500 - \$800	<b>\$6,000</b> \$5,000 - \$8,000
Foundation	Very Low	Not reported	50-100 years	\$0	<b>\$10,000</b> \$8,000 - \$15,000
Roof	Very Low	Not reported (est. 6 years ago)	30 years	\$O	<b>\$6,500</b> \$5,500 - \$7,500
Totals				\$12,625	\$53,500



BuyerLens: Key Findings

Buy this property with confidence. This summary highlights the most critical findings for your decision.



At very high risk for toxic exposure



This property has a very high risk of PFAS contamination in drinking water. PFAS are chemicals that can cause health issues.

What to check

1 item for inspector

· Verify water quality testing results

At high risk for environmental damage by heat wave This property has a high risk of experiencing extreme heat events. Prolonged periods of high temperatures can lead to health risks and damage to structures. What to check 5 items for inspector · Check insulation levels in walls and attic · Inspect cooling system for proper functioning · Look for signs of heat stress on roofing materials · Check weatherstripping and seals around openings • Note presence of window coverings or shades to reduce heat gain 125 year old property with no systems updated The average annual insurance change for properties in this state is high at 8.3%. The average annual tax change for this property is high at {tax\_average\_change:.1f}%. This could indicate a recent remodel or sale of the property. The condition of the sewer line is unreported. The average lifespan of a sewer line - depending on materials used - is 40 to 60 years. Check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years. Check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years. What to check 3 items for inspector • Scope sewer line and note the presence of any root intrusion or damage. · Check for signs of leaking around the water heater. Note the installation date and most recent service date. · Verify the furnace is in working order. Note the installation date and most recent service date. ★ Listing and assessor building square footage mismatch detected We found different estimates of square footage between local assessor and MLS records for this property.

What to check o items for inspector

## At very high risk for soil issues

The soil at this location has the following risky characteristics: runoff potential rated very high.

This property has moderate water hardness. Hard water can cause mineral buildup in pipes, appliances, and fixtures.

What to check 5 items for inspector

- · Check for signs of soil erosion around the foundation
- Inspect drainage systems and verify proper water flow away from structure
- · Look for cracks in foundation or walls that could indicate soil movement
- · Check for proper grading around the property
- · Note any existing soil mitigation measures

### **★** Built before 1978 with a basement and 4 fireplaces, property has higher risk

Properties built prior to 1978 may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).

This property has a partially finished basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure.

This property has 4 fireplaces and 1 chimney. Fireplaces are generally associated with increased fire risk.

What to check 10 items for inspector

- Check for flaking and chipped paint, especially on exterior siding and trim.
- · Note the presence and condition of any asbestos tile, pipes and pipe insulation, ceiling materials, etc.
- · Note the presence and condition of any outdated pipe materials (clay, cast iron, orangeburg, etc.) and repairs.
- Note the presence and condition of any knob and tube wiring.
- · Check the electrical panel to make sure it is up to code.
- · Note any un-insulated living spaces.
- Check for cracks in the foundation, especially those which indicate structural issues.
- Check for cresote buildup.
- · Check for proper ventilation.
- · Check that the flue and damper are in working order.

## a Roof is in good condition

The roof is in good condition and at a probable age of 6 years old it has 24 years left of its 30 year lifespan. It looks as if this roof is made from shingles. The estimated cost to replace this roof is between \$6,500 and \$7,500. Additional roofs on the property are in good condition. Verify to ensure confidence.

What to check 4 items for inspector

- Check roof downspouts for signs of damage.
- Note whether downspouts drain water away from the foundation.
- Inspect the roof for signs of shingles damage.
- · Look for signs of gutter damage.

**Report Date:** 10/30/2025 **Report Expires:** 02/27/2026 **Report ID:** 132a3214-44b7-446c-8f94-f8a90f1c5a05 **Address:** 3813 North Hermitage Avenue, Chicago, IL 60613 **APN:** 14192140180000



**Est.** Annual Insurance Premium

\$6564 (\$1999 - \$7962)

Est. Replacement Costs

\$1236993 (\$477/ sq ft.)

## Coverage & Risk Factors







- The average annual insurance change for properties in this state is high at 8.3%.
- We found historical insurance premium rates for similar properties in IL.
- This property has an estimated replacement cost of \$1,236,993.
- The average annual insurance change for properties in this state is high at 8.3%.
- The average annual tax change for this property is high at {tax\_average\_change:.1f}%. This could indicate a recent remodel or sale of the property.
- The condition of the sewer line is unreported. The average lifespan of a sewer line depending on materials used is 40 to 60 years.
- Check on when the water heater was last replaced. The average service life of a water heater is 8 to 12 years.
- · Check on when the furnace was last replaced. Most furnaces have an average service life of 15 to 20 years.
- The soil at this location has the following risky characteristics: runoff potential rated very high.
- · This property has moderate water hardness. Hard water can cause mineral buildup in pipes, appliances, and fixtures.
- Properties built prior to 1978 may have been constructed using outdated building materials (lead paint, asbestos) and methods (knob and tube wiring, insulation strategies).
- This property has a partially finished basement. Basements are generally more prone to foundation issues due to water intrusion and soil pressure.
- This property has 4 fireplaces and 1 chimney. Fireplaces are generally associated with increased fire risk.
- Check with insurance providers about the potential for increased premiums in this state.
- Based upon insurance company rate filings in IL, your annual premium should be between \$6,564 and \$7,962. Estimates are based on the property's location, age, and condition. Consult with your insurance agent for a more accurate quote.
- Replacement cost coverage reimburses you according to current market prices for replacing, repairing, or rebuilding your property. Make sure you're fully covered!
- Properties over 10 years old generally cost 20-35% more to insure than a new build. You may pay higher premiums for this property.
- Some soil-related damage may not be covered by standard homeowner's insurance
- Consider additional coverage for earth movement or foundation issues
- The presence of a fireplace or wood-burning stoves may result in increased premiums.

## **Overview**

Detailed facts, features and information for this property

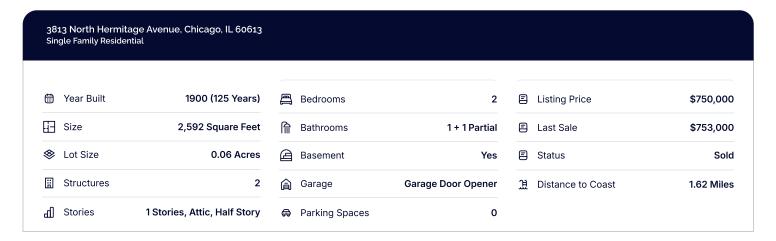


 \$750,000
 \$63,000
 \$29,250
 \$33,750

 Listing Price (Sep 06, 2015)
 Assessed Value
 Structure Value
 Land Value

\$889,072 - \$1,086,643

**\$987,858**Market Value



Listing Description & District Information

### **Listing Description**

Bright & spacious Lakeview 3 bed/3.1 bath single family home on quiet tree lined street! Beautifully remodeled kitchen w/SS appliances, granite, cherry cabinets, custom backsplash & island. Hdwd floors throughout main floor, WBFP w/gas starter, built in bookshelves, main floor family room w/dry bar & wine cooler. New carpet on top floor & lower level. Top floor w/skylights, 3 beds/2 baths. Finished lower level w/family room & full bath. Nicely landscaped yard open to friendly neighbors, large deck, 2 Car garage. Close to St. Andrew & Hamilton elementary schools, Southport corridor & North Center shopping, restaurants, entertainment & Brown line! Easy to show.

Municipality	Chicago
County	Cook
School District	Chicago Public School District 299
View	-
Waterfront	Not Available
Distance to Coast	1.62 Miles
USDA Plant Hardiness Zone	

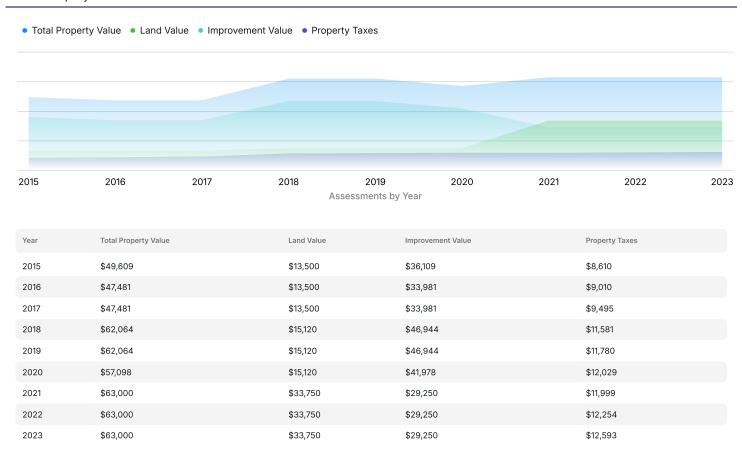
# Ownership Transaction History & Ownership Details

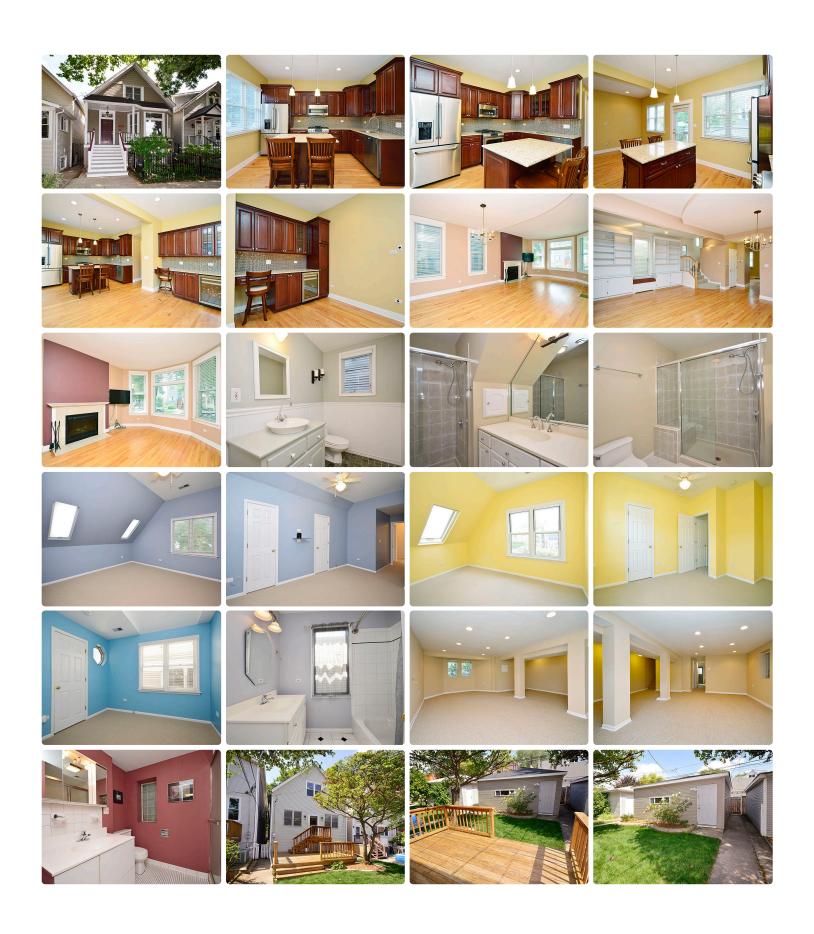
## Transaction History

Date	Туре	Description
Sep 28, 1995	⊖ Deed	Buyer Type Trustee
Jul 30, 1996	⊖ Deed	Buyer Type Husband And Wife
Apr 9, 2004	⊖ Deed	Buyer Type Single Person Or Individual
Sep 6, 2015	声 Listing	List Price \$750,000
Oct 19, 2015	⊖ Deed	Buyer Type Husband And Wife
Oct 19, 2015	<u>F</u> Sold	Sales Price \$753,000

# Property Value & Tax History Historical view of property taxes and assessed property and land values

## Historical Property Assessments





# **Damaging Events**Property damage due to weather and other disaster



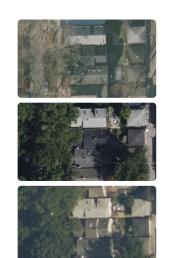
History of Damaging Events
Historical damage at this property due to fire, severe weather and other catastrophic events

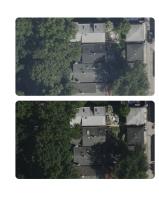
Timeline of Potentially Damaging Events

Date	Event Name	Description	on		
May 15, 2025	<i>♀</i> 2025 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 15%	Hail Size 1.25 Inches
June 28, 2019	<i>⇔</i> 2019 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 20%	Hail Size 1.25 Inches
May 16, 2019	<i>⇔</i> 2019 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 35%	Hail Size 1.5 Inches
April 25, 2016	<i>♀</i> 2016 Hail	Cause <b>Hail</b>	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches
September 18, 2013	<i>♀</i> 2013 Hail	Cause Hail	Damage Severity Affected	Roof Totaled Probability 10%	Hail Size 1 Inches
May 3, 2012	<i>⇔</i> 2012 Hail	Cause Hail	Damage Severity  Moderately Affected	Roof Totaled Probability	y Hail Size 1.5 Inches
June 30, 2011		Cause <b>Hai</b> l	Damage Severity Moderately Affected	Roof Totaled Probability 1 50%	y Hail Size 1.75 Inches









## **Roof Condition**

Current and historical look at what shape the roof is in



Replaced: 2019

Avg. Roof Lifespan (IL): 30 years

6 Years

Estimated Roof Age (i) Est. Rer

24 Years

Est. Remaining Roof Life

Shingle

Primary Roof Material

\$5,500 - \$7,500

\$7,500

Est. Roof Replacement Cost



Primary Building Roof Condition: Good



Good Roof Condition Rating



4 out of 5

Roof Condition Score

Roof is in good condition - Minimal signs of defects. Defects are cosmetic and do not affect the function and safety of the roof.

Low

## Low Risk

## Roof Exposure Risk

The roof risk score is determined based on susceptibility to weather risks (thunderstorm, tornado, hail, hurricane), winter risks (ice dam and roof snow load), number and magnitude of damage events the property has experienced and roof probable age versus lifespan.

Low risk of damage to roof. The following factors contributed to this score: low tree overhang, roof in good condition.

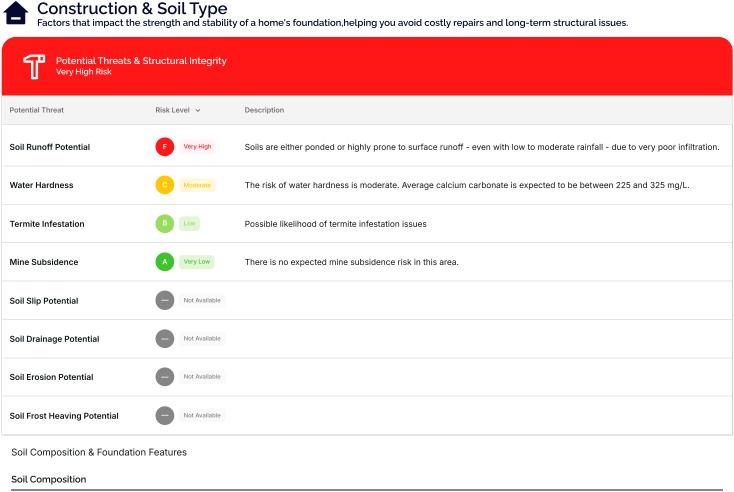
## Roof Features & Potential Issues

Stories	1 Stories, Attic, Half Story
Roof Area	786.65 Sq. Ft
Roof Material	Shingle
Roof Shape	Gable
Roof Pitch	-
Solar	No
Chimney(s)	1
Roof Vent(s)	1
Satellite(s)	0
Skylight(s)	2
Tree Overhang	1%
Missing Shingles	-
Ponding	-
Debris	-
Staining	-
Algae Staining	-
Vent Staining	-
Tarp	-

## **Structure & Foundation**

Factors that impact the strength and stability of a home's foundation, helping you avoid costly repairs and long-term structural issues.





Dominant Soil Description	-
Soil Minimum Bedrock Depth	-
Soil Minimum Water Table Depth	-
Site Suitable For Septic Tank	-
Site Suitable Without Basement	-
Site Suitable With Basement	_

### Exterior

Garage & Parking	Garage Door Opener - 0 Parking Space(s)
Perimeter Fence	No
Deck	-
Pool	No

## Interior

Levels 1 Stories, Attic, Half Story

Appliances

Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Range

Fireplace 4

Fireplace Type

Gas Starter, Gas Logs, Gas Burning, Living Room

## **Property Updates & Repairs**

Many major modifications can be detected by permit history.



Last Known Modifications

Overview of known property modifications by category including permits, self-reported homeowner updates and service provider records.

**None Reported None Reported** 

Plumbing Mechanical Systems

**None Reported None Reported** 

**Building Improvement** Outdoor & Landscaping

**None Reported None Reported** 



Permit Requirements in Chicago, IL

Are building permits required? In Chicago, IL, building permits are generally required for most Single Family Residential work. Projects that typically require permits include new construction, major renovations, structural changes, electrical work, plumbing, and HVAC installations. However, minor repairs and cosmetic updates, such as painting, flooring, and cabinetry, usually do not require permits. A unique aspect of Chicago's permitting process is the requirement for a zoning review to ensure compliance with local zoning laws. Additionally, certain historic districts may have specific guidelines and additional approvals needed for exterior work.

Where to get more information. In Chicago, building permit requests are submitted to the Department of Buildings. The process typically involves completing an application, providing detailed plans and specifications, and paying the necessary fees. It is important to ensure that all documentation meets the city's building codes and zoning requirements.

No permits reported for this property

Owners often make unpermitted changes which may lead to unexpected repairs and costs. Be sure to confirm all modifications with the seller before purchase.

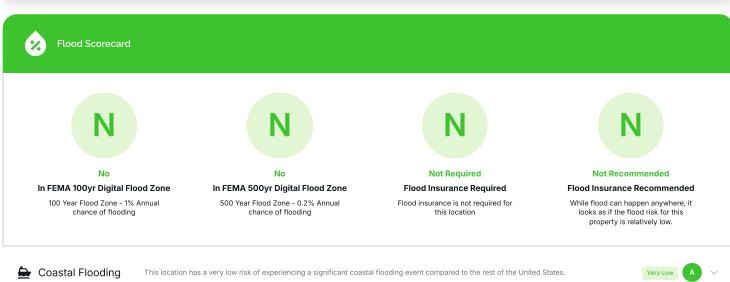
Flooding Potential
Assesses the likelihood of flooding from nearby water sources or heavy rainfall to help protect the property.



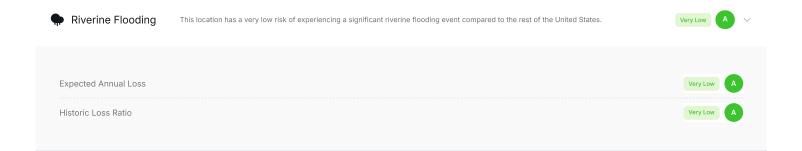
## Flood Assessment & Risk

FEMA flood zone mapping and proximity analysis





**Expected Annual Loss** Historic Loss Ratio



## **m** FEMA Flood Claims

Frequency

This area has a very low number of FEMA flood claims relative to the rest of the United States.

Very Low

A

Cost Exposure

This area has a very low amount of payouts for FEMA flood claims relative to the rest of the United States.

Very Low

A

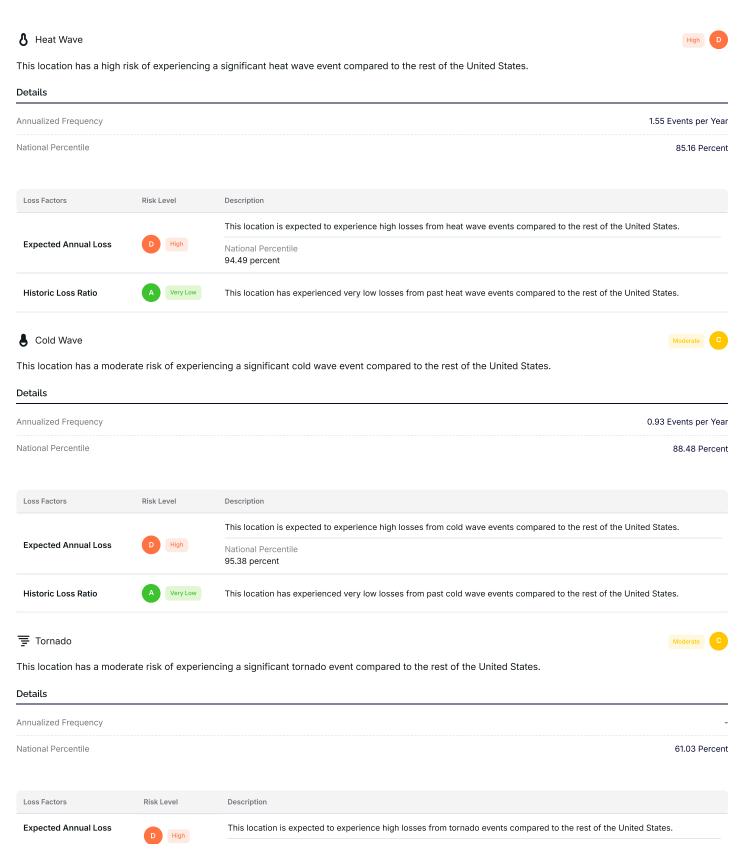
## Flood Map Amendments & Details

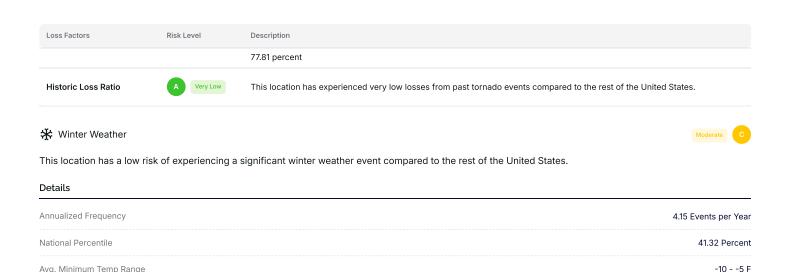
Distance to Nearest 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	1.14 Miles
Elevation Difference to 100 Year FEMA Flood Zone (1% Annual Chance Flood Hazard)	-
Base Flood Elevation	-
FEMA Flood Zone	-
Flood Zone Subtyne	

## **Climate Risk**

Evaluates the risk of natural disasters and potential weather-related damage that could impact this property.

## Naturally Occurring Risks





USDA Plant Hardiness Zone				66
Loss Factors	Risk Level	Description		
		Moderate likelihood of ice dam formation		
Ice Dam Index	C Moderate	Avg. Gust Speed	Avg. Minimum Temperature	Ice Load
		40 miles per hour	5 fahrenheit	1.5 inches
		Low likelihood of snow load impacts to roof		
Roof Snow Load	B Low	Annualized Frequency	Maximum Sno	w Load
		4.15 events per year	25 pounds of	force per square foot
		This location is expected to experie	nce low losses from winter weather events	compared to the rest of the United States.
<b>Expected Annual Loss</b>	B Low	National Percentile		
		52.46 percent		
Frozen Pipe Index	A Very Low	This location is unlikely to experien	ce frozen pipes.	

ಳ Wind



This location has a low risk of experiencing a significant strong wind event compared to the rest of the United States.

## Details

Historic Loss Ratio

Avg. Minimum Temp Range

5.58 Events per Year Annualized Frequency National Percentile 35.22 Percent

This location has experienced very low losses from past winter weather events compared to the rest of the United States.

Loss Factors	Risk Level	Description
Expected Annual Loss	B Low	This location is expected to experience low losses from strong wind events compared to the rest of the United States.
		National Percentile 47.69 percent
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past strong wind events compared to the rest of the United States.

## ★ Avalanche



This location has a very low risk of experiencing a significant avalanche event compared to the rest of the United States.

Details

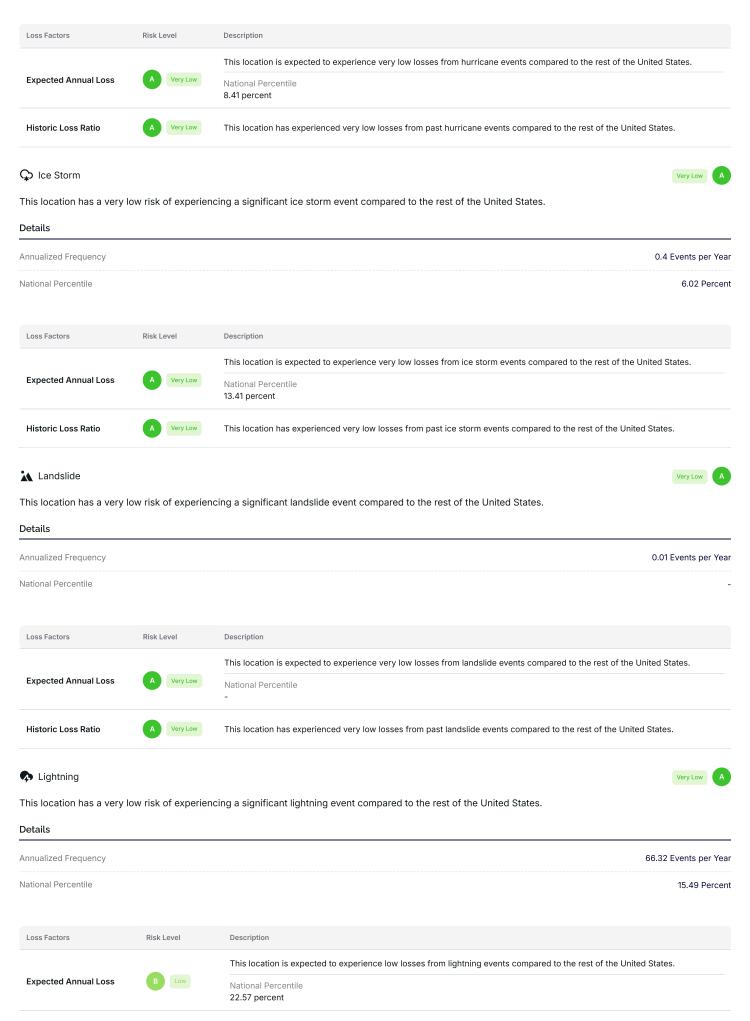
Annualized Frequency National Percentile Loss Factors Risk Level Description This location is expected to experience very low losses from avalanche events compared to the rest of the United States. **Expected Annual Loss** National Percentile Historic Loss Ratio This location has experienced very low losses from past avalanche events compared to the rest of the United States. Earthquake This location has a very low risk of experiencing a significant earthquake event compared to the rest of the United States. **Details** Annualized Frequency National Percentile 12.16 Percent Loss Factors Risk Level Description Fracking Earthquake There is no expected earthquake risk from fracking in this area. This location is expected to experience very low losses from earthquake events compared to the rest of the United States. **Expected Annual Loss** National Percentile 20.04 percent Historic Loss Ratio This location has experienced very low losses from past earthquake events compared to the rest of the United States. 🦣 Hail This location has a very low risk of experiencing a significant hail event compared to the rest of the United States. Details Annualized Frequency 4.09 Events per Year National Percentile 34.37 Percent **Loss Factors** Risk Level Description This location is expected to experience very low losses from hail events compared to the rest of the United States. **Expected Annual Loss** National Percentile 38.25 percent **Historic Loss Ratio** This location has experienced very low losses from past hail events compared to the rest of the United States. Murricane This location has a very low risk of experiencing a significant hurricane event compared to the rest of the United States. **Details** 

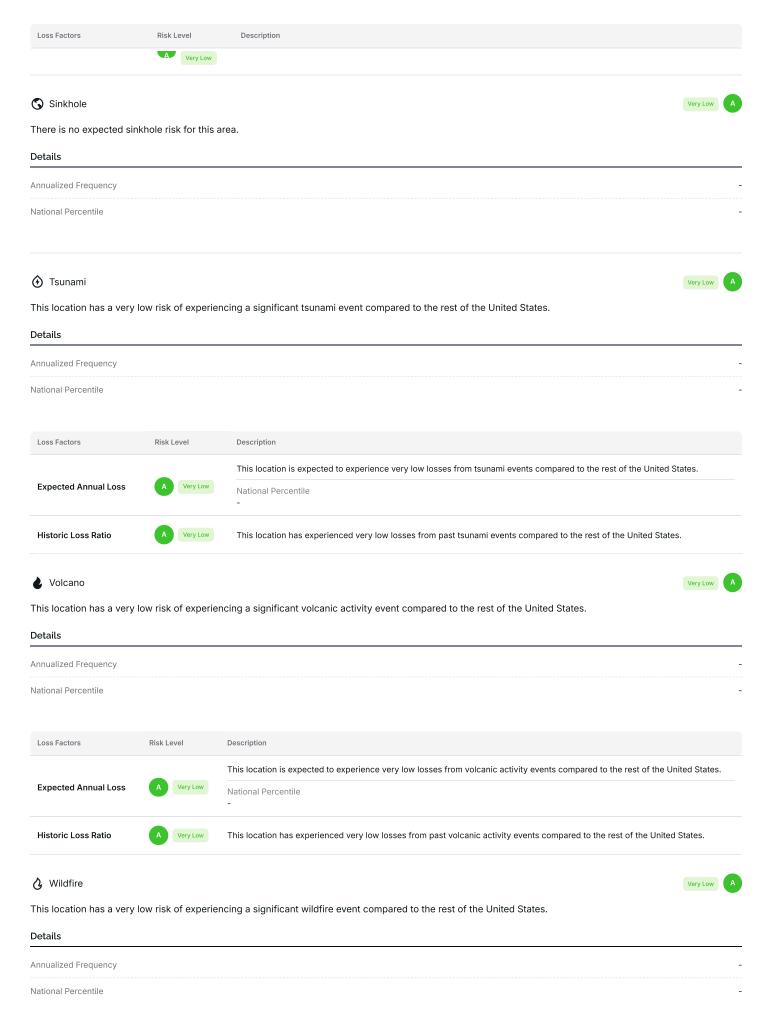
Annualized Frequency

National Percentile

0.01 Events per Year

4.79 Percent





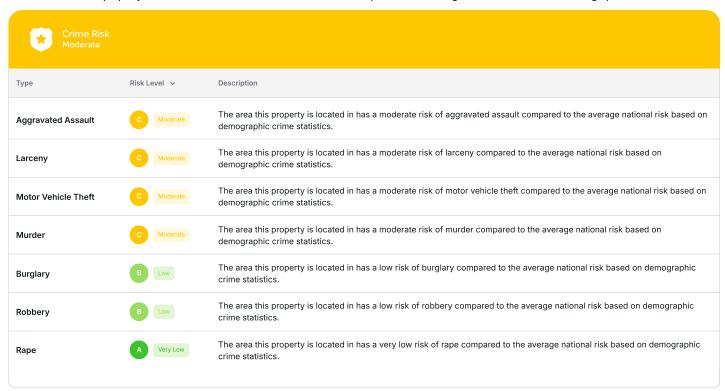
Loss Factors	Risk Level	Description
Expected Annual Loss	A Very Low	This location is expected to experience very low losses from wildfire events compared to the rest of the United States.  National Percentile
Historic Loss Ratio	A Very Low	This location has experienced very low losses from past wildfire events compared to the rest of the United States.

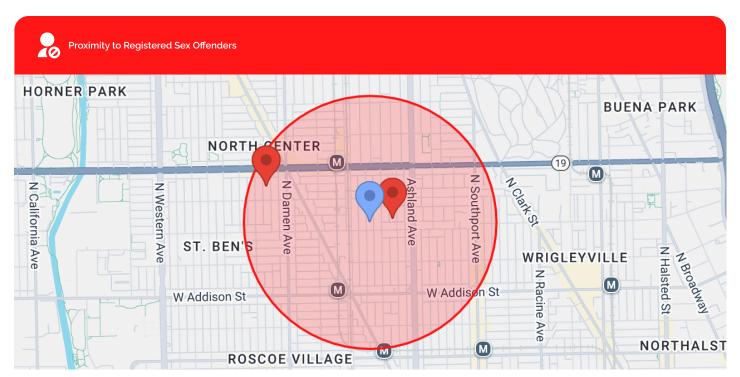
## Crime

Evaluates local crime and safety risks, helping you understand potential threats to your family's security and peace of mind.

## **Crime Assessment**

The area this property is located in has a moderate risk of total crime compared to the average national risk based on demographic crime statistics.





Registered Sex Offenders Within 0.5 Miles

2 Offenders Reported

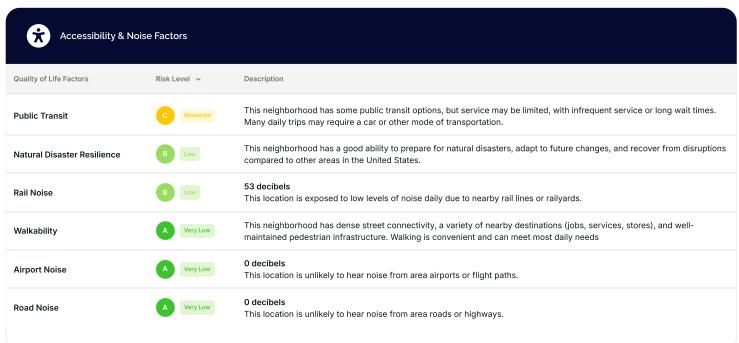
**Informational Only.** This section reports the closest registered sex offenders based on public record as of 10/30/2025. For the latest and most complete information, please check the public sex offender registry for your state.

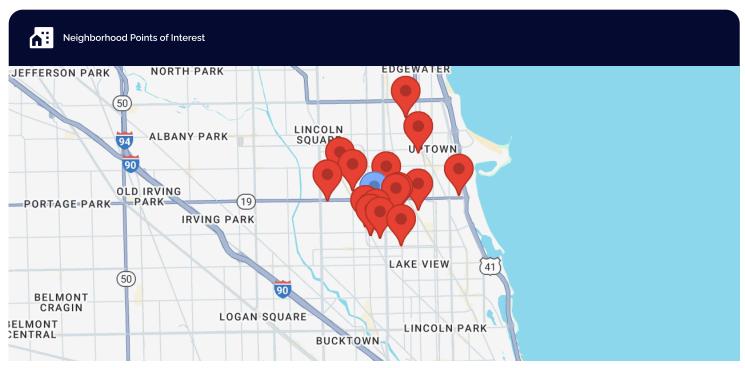
Name ^	Offense Level	Address	Distance
Peatry, Paul B	Other Offense not classified as rape, sexual battery or involving children	3818 N Marshfield Ave.Chicago, IL 60613	0.09 miles
Welsh, Steven A	Offense Against Children	3924 N Seeley Ave.Chicago, IL 60618	0.43 miles

## Neighborhood

Looks at daily life factors like noise, transportation, and local amenities to help you evaluate the neighborhood's convenience and quality of life.

## • Livability & Quality of Life Factors Points of interest within close proximity of the home





Points of Interest Within 5 Miles 16 Points of Interests

Name	Category ^	Address	Distance
Lakeview Preschool Academy	Childcare Center	3536 N Lincoln Ave, Chicago, IL 60657	0.35 miles
City Colleges of Chicago-Harry S Truman College	College and University	1145 W Wilson Ave., Chicago, IL 60640	1.15 miles

Name	Category ^	Address	Distance
St. Augustine College	College and University	1345 W. Argyle St., Chicago, IL 60640	1.55 miles
Wrigley Field - W Grace St Parking	EV Charging Station	1126 W Grace St, Chicago, IL 60613	0.68 miles
JNS / Wal Irving Pk 2	EV Charging Station	2301 W Irving Park Rd, Chicago, IL 60618	0.75 miles
Jewel Osco 4250 N Lincoln Chicago IL	EV Charging Station	4250 N Lincoln, Chicago, IL 60618	0.75 miles
Southport Green Market	Local Food Facility	1420 W Grace St, Chicago, IL 60613	0.34 miles
NorthCenter Farmers Market	Local Food Facility	4100 N. Damen Ave., Chicago, IL 60618	0.48 miles
Low-Line Market at Southport	Local Food Facility	3410 N Southport Ave, Chicago, IL 60657	0.65 miles
Prairie Land Montessori	Private School	3652 N Lincoln Ave, Chicago, IL 60613	0.25 miles
St Andrew School	Private School	1710 W Addison St, Chicago, IL 60613	0.27 miles
Lakeview Preschool Academy	Private School	3536 N Lincoln Ave, Chicago, IL 60657	0.35 miles
Lake View High School	Public School	4015 N Ashland Ave, Chicago, IL 60613	0.36 miles
Blaine Elem School	Public School	1420 W Grace St, Chicago, IL 60613	0.37 miles
Hamilton Elem School	Public School	1650 W Cornelia Ave, Chicago, IL 60657	0.4 miles

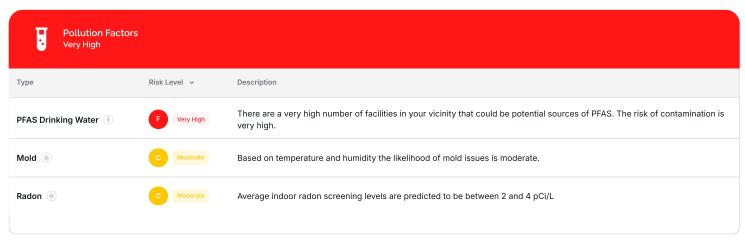
## **Toxic Exposure**

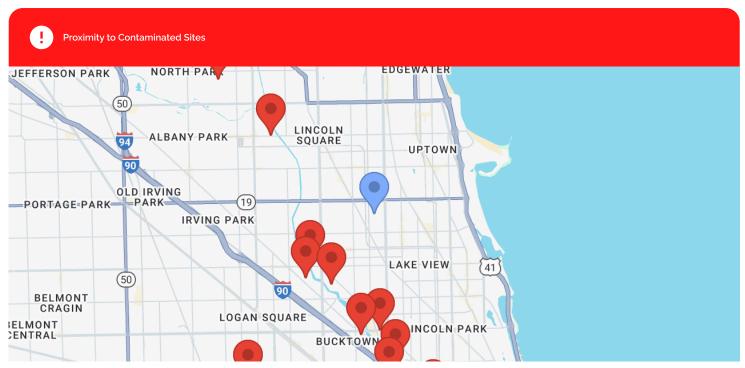
Identifies potential contamination sources that could affect air, water, and structural quality, posing risks to your family's health and long-term well-being.



## Health & Structural Hazards

Potential health risks within the home from natural and human-caused pollutants





Contaminated Sites Within 5 Miles 16 Sites Reported

Name	Category ^	Address	Distance
Ronan Park Expansion - 2954 W Lawrence	Brownfield	2954 W. Lawrence, Chicago, IL 60625	2 miles
Park 512 Avenue Park	Brownfield	1800 N Ashland Ave, Chicago, IL 60622	2.55 miles
1800 N Spaulding Avenue	Brownfield	1800 N Spaulding Ave, Chicago, IL 60647	3.24 miles
Commonwealth Edison Co	Electrical Transmission Line	-	1.24 miles
Commonwealth Edison Co	Electrical Transmission Line	-	1.24 miles
Commonwealth Edison Co	Electrical Transmission Line	-	3.62 miles
-	Natural Gas Pipeline	-	4.05 miles

Name	Category ^	Address	Distance
Presence Saint Mary of Nazareth Hospital	Power Plant	2233 W. Division St., Chicago, IL 60622	3.36 miles
Chicago Modern Plating Company	Superfund Site	3029 N Rockwell, Chicago, IL 60618	1.45 miles
Electro Finishers Inc	Superfund Site	1662 West Fullerton Avenue, Chicago, IL 60614	1.79 miles
Economy Plating Inc (Chicago)	Superfund Site	2340-50 North Elston Ave, Chicago, IL 60614	1.87 miles
Hu-Friedy Mfg. Co. LLC	Toxic Release Facility	-	1.24 miles
Century Plating Co Inc.	Toxic Release Facility	-	1.27 miles
Ozinga Ready-Mix Concrete-North Side Yard	Toxic Release Facility	-	2.29 miles
Hooker Transfer Station	Waste Facility	-	3.03 miles

## **Health & Safety**

Evaluate the level of emergency services and response times in the area, giving you peace of mind about your family's safety and well-being.



## Rapid Response Assessment

Measures the speed and accessibility of emergency services to ensure timely support in critical situations.



**Emergency Response** 

Fire Protection & Response



This neighborhood is predicted to have great fire protection response based on distance to and number of fire stations in the area.

## Fire Protection Services

**Closest Fire Station** 

Chicago Fire Department District 2 Station 112 3801 North Damen Avenue, Chicago, IL 60618

Second Closest Fire Station

Chicago Fire Department District 2 Station 78 1052 West Waveland Avenue, Chicago, IL 60613

**Medical Response** 



This neighborhood is predicted to have great medical response based on distance to and number of fire stations and ambulance services in the area.

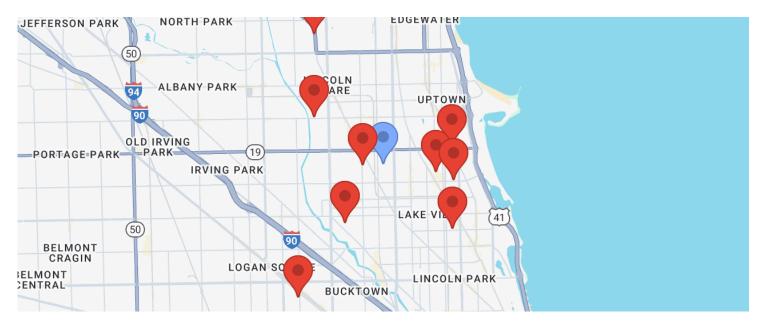
Law Enforcement & Response



This neighborhood is predicted to have good law enforcement response based on distance to and number of police stations in the area.



Proximity to Health & Safety Services



Health & Safety Services Within 5 Miles

10 Services

Name	Category ^	Address	Distance
Hatzalah Chicago	Ambulance Service	6501 Hamlin Avenue, Lincolnwood, IL 60712	4.25 miles
Chicago Fire Department District 2 Station 112	Fire Station	3801 North Damen Avenue, Chicago, IL 60618	0.31 miles
Chicago Fire Department District 2 Station 78	Fire Station	1052 West Waveland Avenue, Chicago, IL 60613	0.82 miles
Chicago Fire Department District 2 Station 56	Fire Station	2214 West Barry Avenue, Chicago, IL 60618	1.09 miles
Thorek Memorial Hospital	Hospital	850 West Irving Park Road, Chicago, IL 60613	1.1 miles
Kindred Hospital Chicago North	Hospital	2544 West Montrose Avenue, Chicago, IL 60618	1.29 miles
Advocate Illinois Masonic Medical Center	Hospital	836 West Wellington Avenue, Chicago, IL 60657	1.46 miles
Chicago Police Department - 19th District	Police Station	850 West Addison Street, Chicago, IL 60613	1.11 miles
Chicago Police Department 20th District - Lincoln	Police Station	5400 North Lincoln Avenue, Chicago, IL 60625	2.27 miles
Chicago Police Department 14th District	Police Station	2150 North California Avenue, Chicago, IL 60647	2.44 miles

# Estimated Utility Costs What to expect when owning this property



Electricity CostSolar Cost Savings

Jan	Feb	Mar	Apr	May	Jun Typical Monthly	Jul Estimates	Aug	Sep	Oct	Nov	De
					,, ,						
Month	Electr	icity Cost		Usage		Solar Cost Sa	vings		Solar Production		
Jan	\$105			606.12 kWh		\$87			501.82 kWh		
Feb	\$100			578.41 kWh		\$99			571.76 kWh		
Mar	\$103			595.15 kWh		\$120			694.26 kWh		
Apr	\$95			552.82 kWh		\$123			712.7 kWh		
May	\$100			578.91 kWh		\$133			772.24 kWh		
Jun	\$133			773.87 kWh		\$139			805.24 kWh		
Jul	\$168			971.61 kWh		\$151			876.19 kWh		
Aug	\$142			825.69 kWh		\$138			801.63 kWh		
Sep	\$130			755.14 kWh		\$129			745.49 kWh		
Oct	\$106			614.27 kWh		\$104			601.54 kWh		
Nov	\$96			555.65 kWh		\$85			495.37 kWh		
Dec	\$104			600.46 kWh		\$74			429.86 kWh		

## Energy & Solar Information

ComEd Service Provider https://www.comed.com Service Area Illinois (2,637,056 customers) \$1,382 (Ave. \$115/mo) Est. Annual Consumption 8,008.1 kilowatt-hours Suggested System Size 5.77 kilowatts

Est. Upfront Investment \$18,342

## **Insurability Outlook**

A breakdown of estimates and coverage needed to protect this property



## **Insuring this Property**

Ensure you have proper coverage to replace the existing structure in the event of damage

\$1,999 - \$7,962

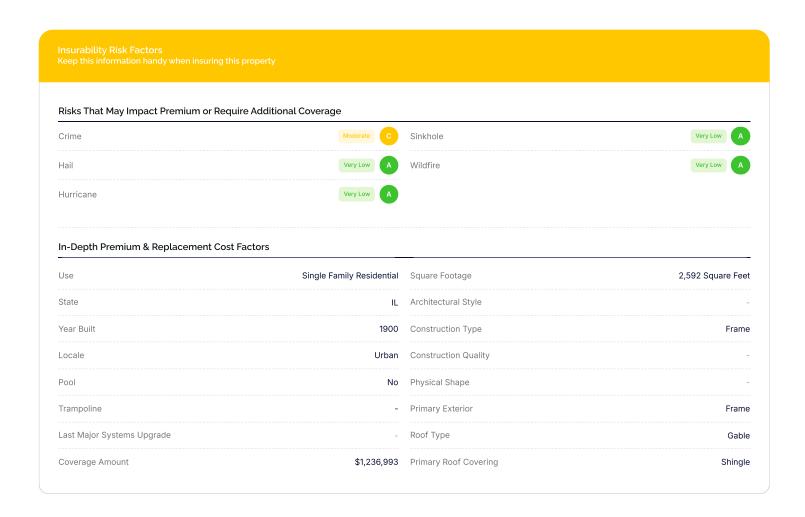
\$6,564

\$1,236,993

\$477

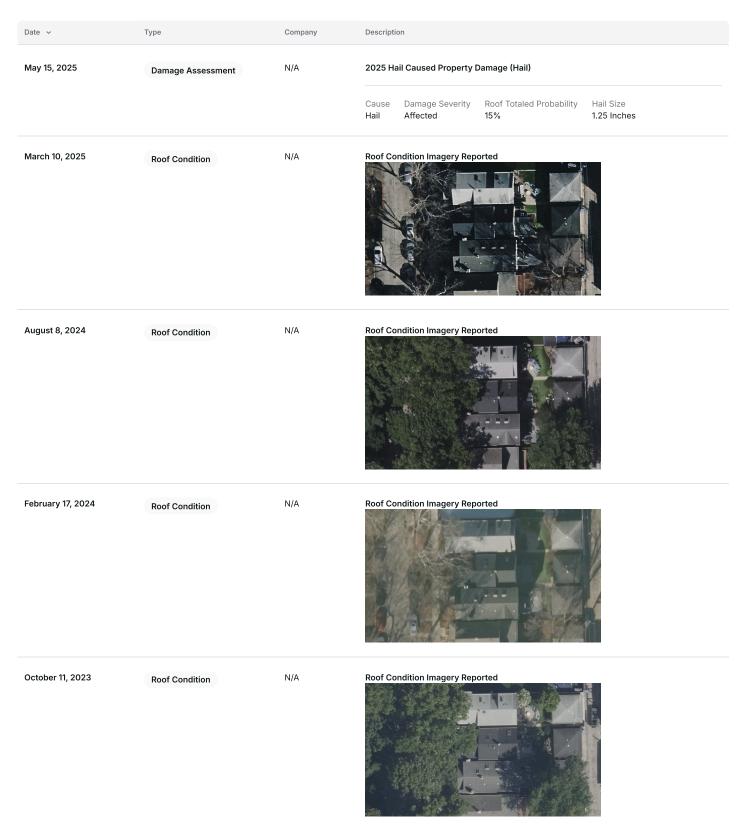
Est. Annual Insurance Premium Total Replacement Cost

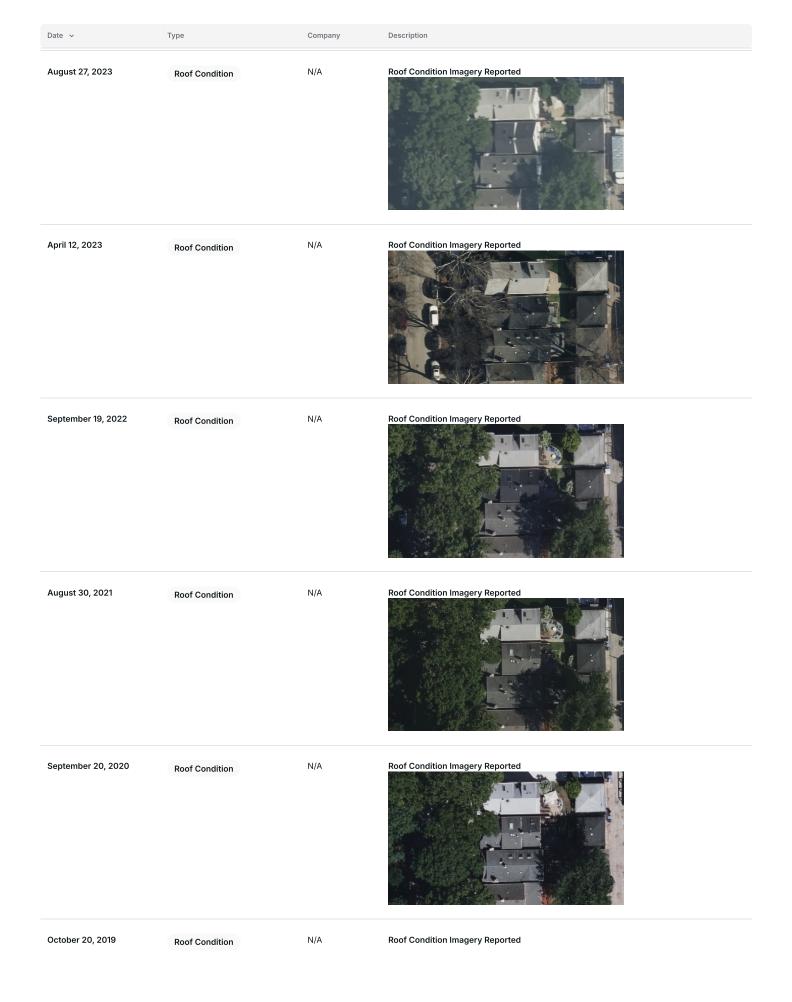
Replacement Cost Per Sq Ft



# Property Timeline Look back in time with a chronological history of this property

## **Detailed History**Filter, sort or search all property records





Date ~ Туре Company Description



August 24, 2019

**Roof Condition** 

N/A

**Roof Condition Imagery Reported** 



June 28, 2019

Damage Assessment

N/A

2019 Hail Caused Property Damage (Hail)

Cause Hail

Damage Severity Affected

Roof Totaled Probability 20%

Hail Size 1.25 Inches

May 16, 2019

Damage Assessment

N/A

2019 Hail Caused Property Damage (Hail)

Hail

Damage Severity Affected

Roof Totaled Probability 35%

Hail Size 1.5 Inches

April 25, 2016

Damage Assessment

N/A

2016 Hail Caused Property Damage (Hail)

Cause Hail

Damage Severity Affected

Roof Totaled Probability 10%

Hail Size 1 Inches

October 19, 2015

Transaction

Stewart Title

**Property Transaction Reported (Deed)** 

Buyer Type Husband And Wife

October 19, 2015

Transaction

N/A

Property Transaction Reported (Sold)

Price Per Sq. Ft Sale Price \$753,000 \$291 / Sq. Ft

September 6, 2015

Transaction

N/A

**Property Transaction Reported (Listing)** 

Listing Price \$750,000

September 18, 2013

Damage Assessment

N/A

2013 Hail Caused Property Damage (Hail)

Cause Hail

Damage Severity Affected

Roof Totaled Probability 10%

Hail Size 1 Inches

Date v	Туре	Company	Description			
May 3, 2012	Damage Assessment	N/A	2012 Hail Caused Property Damage (Hail)			
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Moderately Affected 50% 1.5 Inches			
June 30, 2011	Damage Assessment	N/A	2011 Hail Caused Property Damage (Hail)			
			Cause Damage Severity Roof Totaled Probability Hail Size Hail Moderately Affected 50% 1.75 Inches			
April 9, 2004	Transaction	N/A	Property Transaction Reported (Deed)			
			Buyer Type Single Person Or Individual			
July 30, 1996	Transaction	N/A	Property Transaction Reported (Deed)			
			Buyer Type Husband And Wife			
September 28, 1995	Transaction	N/A	Property Transaction Reported (Deed)			
			Buyer Type Trustee			

This PropertyLens Report is based only on information supplied to PropertyLens and available as of 10/30/2025 at 12:03:46 PM. Other information about this property, including problems, may not have been reported to PropertyLens. Use this report as one important tool, along with a property inspection and walk-through, to make a better decision about your next purchase. Access to the digital report expires on 02/27/2026.

**Report Date:** 10/30/2025 **Report Expires:** 02/27/2026 **Report ID:** 132a3214-44b7-446c-8f94-f8a90f1c5a05 **Address:** 3813 North Hermitage Avenue, Chicago, IL 60613 **APN:** 14192140180000