

13860 Kit Lane Fox Hills Estate
See Below
Lemont IL 60439



13860 KIT LANE FOX HILLS ESTATE

See Below
Lemont IL 60439

For more information contact:

Mark Goodwin
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Goodwin & Associates Real Estate, LLC
is an AGENT of the SELLERS.



County:	Cook
Township:	Lemont
Gross Land Area:	.87 acres
Property Type:	Residential
Possible Uses:	Vacant land zoned residential
Total Investment:	\$125,000.00
Unit Price:	Varies per lot (see below)
Buildings:	These parcels do not have any buildings
Utilities:	All utilities are available
Zoning:	Residential



This beautiful location is in Village of Lemont, Cook County, IL. It is located south of Ruffled Feathers Golf Course and 35 minutes south of Chicago. Lemont boasts a rejuvenated downtown area with Breweries and restaurants plus a great school system.

13860 Kit Lane 37,730 SF \$125,000.00

The dimensions of this irregular lot is 116' x 275' x 164' x 280'.



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LISTING DETAILS

GENERAL INFORMATION

Listing Name: 13860 Kit Lane Fox Hill Estates
Tax ID Number/APN: 22-34-204-009-0000

Possible Uses: Residential
Zoning: This parcel is zoned residential by the county of Cook.

AREA & LOCATION

School District: Lemont High School 210
Lemont-Bromberek Combined SD 113A

Location Description: Located approximately 25 miles southwest of downtown Chicago, Lemont is well connected to the region through waterways and interstates. Large land holders including neighboring Argonne National Laboratory and Cog Hill Golf Course all take advantage of the accessible location.

Forest preserves to the north and east of the community and waterways to the north and west keep Lemont somewhat buffered and separated from surrounding suburbs. This greenbelt contributes to a unique community identity and provides abundant recreation amenities.

Site Description: This lot is in unincorporated Lemont Township, Cook County, IL in prestigious Fox Hill Estates subdivision. The lot is dirt ready for homes to be built.

Side of Street: This lot sits on the west side of Kit Lane.

Highway Access: The property is located 3.4 miles east of the I-355 interchange.

Road Type: The roads are paved asphalt blacktop construction.

Property Visibility: The lot is located in Fox Hill Estates near the corner of 131st and Parker in Lemont.

Largest Nearby Street: Parker and 131st are the largest nearby streets.

Transportation: The Metra Train Station is in downtown Lemont which is 3.8 miles from this location. Lemont is also 20 miles from Midway Airport via I-355 and I-55.

LAND RELATED

Lot Frontage (Feet): The lot has 121 feet of frontage on Kit Lane. See the gallery for approximate lot dimensions.

Lot Depth: The lot is 275 feet deep. See the gallery for the approximate dimensions of the lot.

Buildings: There are no buildings currently on this lot.

Flood Plain or Wetlands: There are no wetlands or flood plains on this lot.

Topography: The parcel is relatively flat.

Available Utilities: All of the utilities are available for this lot.

FINANCIALS

Finance Data Year: 2019 taxes paid in 2020
Real Estate Taxes: 22-34-204-009-0000 13860 Kit Lane \$2055.88
Investment Amount: 13860 Kit Lane 37,730 SF \$125,000.00

LOCATION

Address: 13860 Kit Lane
Lemont, IL 60439
County: Cook

13860 Kit Lane Fox Hills Estate
See Below
Lemont IL 60439



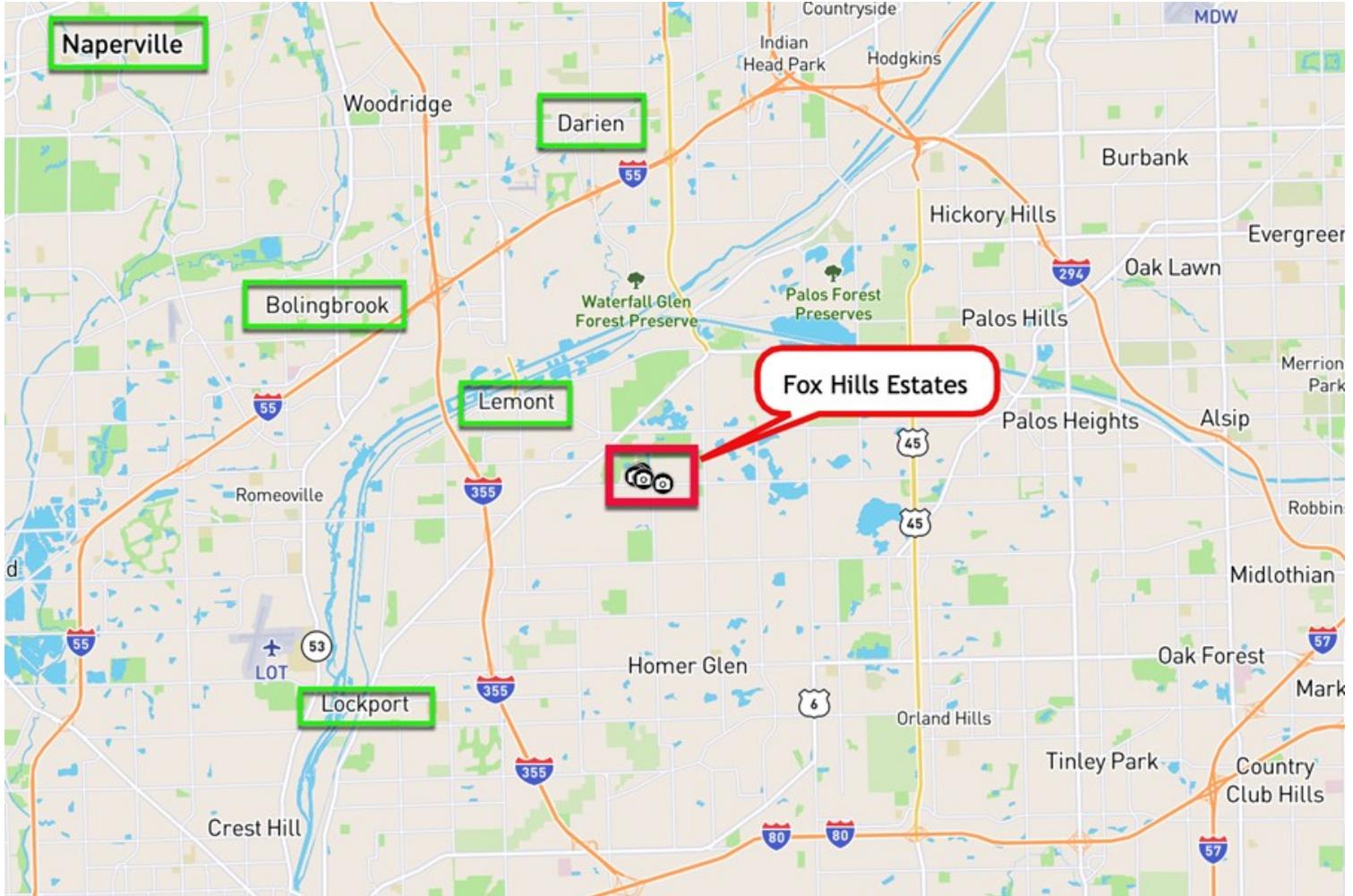
PROPERTY NOTES

Additional lots that are available
13090 Silver Fox Drive 21,824 \$135,000.00



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ROADWAYS MAP FOX HILL ESTATES



AREA MAP FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY, IL



13860 KIT LANE LOT DIMENSIONS FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY



13860 KIT LANE PROPERTY DETAIL FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

Property Details



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PIN & Address

PIN	22-34-204-009-0000
ADDRESS	13860 KIT LN
CITY	LEMONT
TOWNSHIP	Lemont

Tax Details

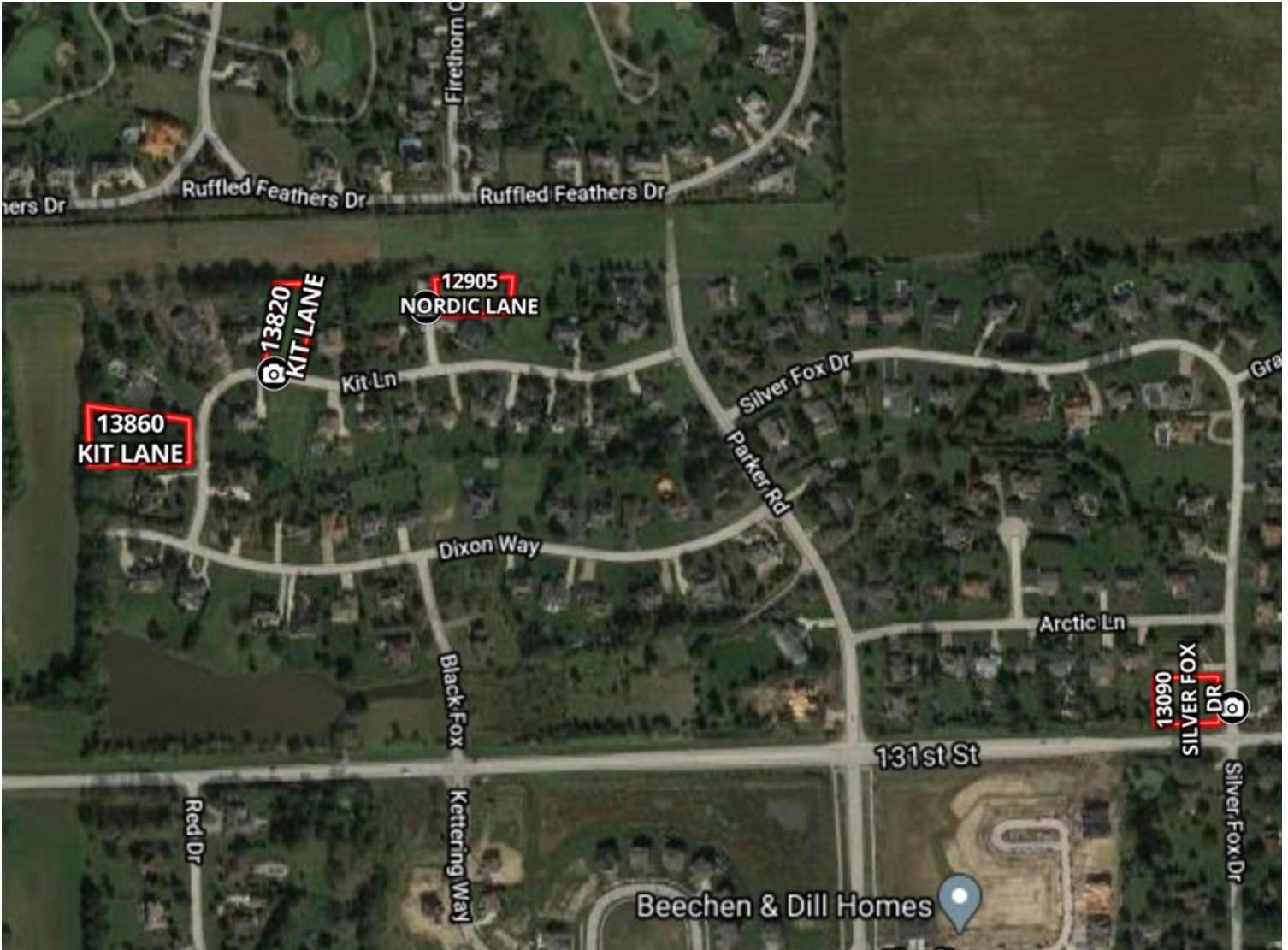
PROPERTY CLASSIFICATION	100
SQUARE FOOTAGE (LAND)	38,136
NEIGHBORHOOD	60
TAXCODE	19002
NEXT SCHEDULED REASSESSMENT	2020

13860 KIT LANE PROPERTY TAX BILL FOX HILL ESTATES LEMONT TOWNSHIP, COOK COUNTY

TOTAL PAYMENT DUE		2019 Second Installment Property Tax Bill - Cook County Electronic Bill						
\$0.00		Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
By 11/01/2020		22-34-204-009-0000	062	19002	2019	(2020)	LEMONT	1-00
PAYMENT SCHEDULE	11/02/2020 - 12/01/2020	12/02/2020 - 01/01/2021	01/02/2021 - 02/01/2021					
	\$0.00	\$0.00	\$0.00					
TAXING DISTRICT BREAKDOWN								
Taxing Districts	2019 Tax	2019 Rate	2019 %	Pension	2018 Tax			
MISCELLANEOUS TAXES								
South Cook Mosquito Abatement Harvey	5.00	0.018	0.24%		4.72			
Metro Water Reclamation Dist of Chicago	108.15	0.389	5.26%	11.95	109.90			
Lemont Fire Protection District	239.09	0.860	11.63%	37.80	235.62			
Lemont Public Library District	52.54	0.189	2.56%	3.05	51.34			
Lemont Park District	138.73	0.499	6.75%	10.56	136.27			
Miscellaneous Taxes Total	543.51	1.955	26.44%		537.85			
SCHOOL TAXES								
Joliet Junior College District 525	82.01	0.295	3.99%		82.70			
Lemont High School District 210	579.37	2.084	28.18%	13.90	566.44			
Lemont-Bromberek Comb. SD 113A	633.58	2.279	30.82%	18.34	619.45			
School Taxes Total	1,294.96	4.658	62.99%		1,268.59			
MUNICIPALITY/TOWNSHIP TAXES								
Road & Bridge Lemont	35.59	0.128	1.73%		34.41			
General Assistance Lemont	1.67	0.006	0.08%		1.67			
Town of Lemont	29.19	0.105	1.42%		29.14			
Municipality/Township Taxes Total	66.45	0.239	3.23%		65.22			
COOK COUNTY TAXES								
Cook County Forest Preserve District	16.40	0.059	0.80%	0.55	16.65			
Consolidated Elections	8.34	0.030	0.41%		0.00			
County of Cook	76.46	0.275	3.71%	28.07	88.54			
Cook County Public Safety	37.25	0.134	1.81%		34.14			
Cook County Health Facilities	12.51	0.045	0.61%		13.04			
Cook County Taxes Total	150.96	0.543	7.34%		152.37			
<i>(Do not pay these totals)</i>	2,055.88	7.395	100.00%		2,024.03			
TAX CALCULATOR				IMPORTANT MESSAGES				
2018 Assessed Value	9,534	2019 Total Tax Before Exemptions	2,055.88					
		Homeowner's Exemption	.00					
		Senior Citizen Exemption	.00					
2019 Assessed Value	9,534	Senior Freeze Exemption	.00					
2019 State Equalizer	X 2.9160							
2019 Equalized Assessed Value (EAV)	27,801	2019 Total Tax After Exemptions	2,055.88					
2019 Local Tax Rate	X 7.395%	First Installment	1,113.22					
2019 Total Tax Before Exemptions	2,055.88	Second Installment +	942.66					
		Total 2019 Tax (Payable in 2020)	2,055.88					
				PROPERTY LOCATION	MAILING ADDRESS			
				13860 KIT LN LEMONT IL 60439 8758	OAKCREEK DEVELOPMENT 15308 S SULKY DR LOCKPORT IL 604917990			

*** Please see 2019 Second Installment Payment Coupon next page ***

AERIAL MAP FOX HILLS ESTATES LEMONT TOWNSHIP, COOK COUNTY, IL



MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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