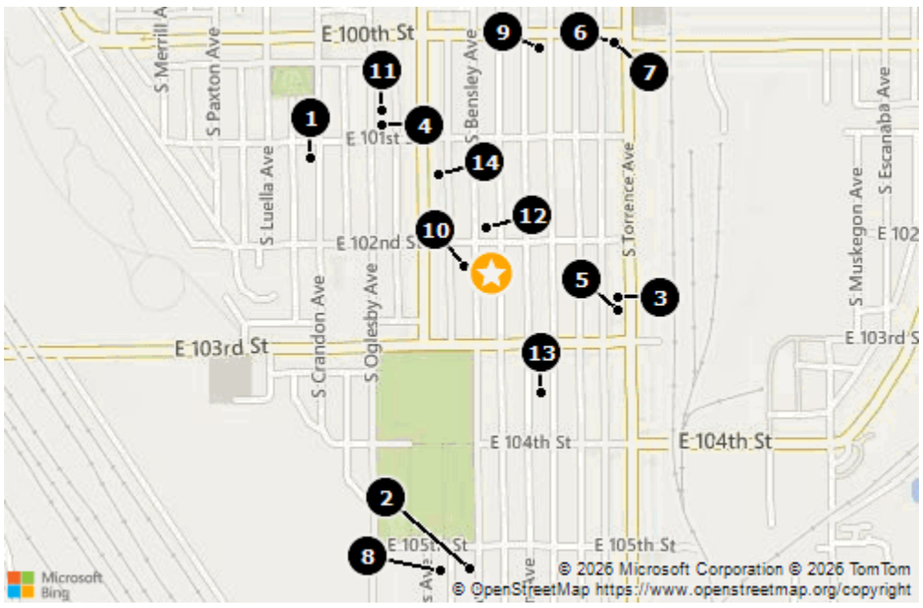
ICE SiteX Report

OrderID: 98655539

SiteX Property Information Report



Subject Property Location

10217 S BENSLEY AVE, CHICAGO, IL 60617-5731

County:	**COOK IL**	Census Tract:	170315102.003022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25-12-428-006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$127,000**	FSD:	31	Common Confidence Score:	21
Value Range:	$87,630 - $166,370	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	70002
Assd Land Value:	$1,875	Market Land Value:	$18,750	Tax Year:	2024
Assd Improvement:	$4,825	Market Improvment Value:	$48,250	Total Taxable Value:	$686
Total Assessed Value:	$6,700	Total Assessor Market Value:	$67,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 189-191 District: 70 Subdivision: SO UTH CHICAGO SUB Sec/Twnship/Range: SEC 07 TWN 37N RNG 15E

Abbreviated Description: (RESUBDIVISION) OF BLKS 189,190,191,194,195,196 OF SO UTH CHICAGO SUB BY CALUMET& CHICAGO CANAL & DOCK CO SEC 7-37-15 & SEC 1

City/Muni/Twp: HYDE PARK

Property Characteristics

Lot Size:	3,750 SF	Bedrooms:	2	Pool:	
Building Area:	624 SF	Baths:	1	Fireplace:	
Year Built:	1922	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	4	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	1+B	Number of Cars:		A/C:	N
Style:		Basement:	Full	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/25/2007	Sales Price:	$92,340
Document #:	0702516071 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	12/20/2006	Loan Amount:	N/A
Document #:	0635408212 BK-PG -	Loan Type:	FHA
TD Due Date:	01/01/2037	Type Finance:	

Legal Description:

Lot: 42&41 Block: 190 Sec/Twnship/Range: S2 S07T37NR14E 3P

Abbreviated Description: LOT42 EXC N5 FT THEREOF & N10 FT LOT41 RESUB BLKS189-191&194-196 & E2 SE4 & N2 S2 S2 SW4 SE4 SEC12 S

Prior Transfer

Recording Date:	02/04/2005	Sales Price:	$79,000
Document #:	0503549117 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/19/2005	Loan Amount:	N/A

ICE SiteX Report

OrderID: 98655539

Document #:	0501905064 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2035	Type Finance:	

Legal Description:
Lot: 41 Block: 190 Sec/Twnship/Range: S2 S07T37NR15E 3P
Abbreviated Description: 42 EXC N5 FT THEREOF & N10 FT LOT41 RESUB BLKS189-191&194-196 ALSO E2 SE4 SEC12 E662.10 FT SEC13 N2

Prior Transfer

Recording Date:	03/19/2004	Sales Price:	$79,000
Document #:	0407904245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/24/2003		
Document Type:			

Legal Description:
Lot: 42&41 Block: 190 Sec/Twnship/Range: S2 S07T37NR15E 3P
Abbreviated Description: LOT42 EXC N5 FT THEREOF & N10 FT LOT41 RESUB BLKS189-191 194-196 ALSO E2 SE4 SEC12 E662.10 FT SEC13

Prior Transfer

Recording Date:	12/01/2003	Sales Price:	$79,000
Document #:	407904245 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 189-191 District: 70 Subdivision: SO UTH CHICAGO SUB Sec/Twnship/Range: SEC 07 TWN 37N RNG 15E
Abbreviated Description: (RESUBDIVISION) OF BLKS 189,190,191,194,195,196 OF SO UTH CHICAGO SUB BY CALUMET& CHICAGO CANAL & DOCK CO SEC 7-37-15 & SEC 1
City/Muni/Twp: HYDE PARK

Prior Transfer

Recording Date:	10/17/2003	Sales Price:	N/A
Document #:	0329031221 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/09/2003		
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$2,301,500	Median # of Bedrooms	2
Median Lot Size	4,675 SF	Median # of Baths	1
Median Living Area	837 SF	Median Year Built	1941
Price Range - 2 Yrs	$40,000 to $273,000	Age Range	55 years to 118 years
Median Value	$148,500	Median Age	85 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**10106 S CRANDON AVE** **CHICAGO, IL 60617-5617**	10/06/2026	$235,000	$275	854	4/2/1	1941	5,208 SF	
		APN: 25-12-416-066 Document #: 2627907013 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 2&3 Block: 30 Subdivision: CALUMET TRUSTS SUBDIVISION MapRef: DOC 9137462 Sec/Twnship/Range: S12T37NR14E 3PM Abbreviated Description: Lot:2&3 Block:30 Subdivision:CALUMET TRUSTS SUBDIVISION Map Ref:DOC 9137462Sec/Twnship/Range:S12T37NR14E 3PM								
2	.36Mi.	**10508 S BENSLEY AVE** **CHICAGO, IL 60617-6128**	09/18/2026	$260,000	$251	1032	5/3/1	1971	4,687 SF	
		APN: 25-12-445-056 Document #: 2626118050 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 4&5 Block: 5 Subdivision: CHARLES H NIXS ADDITION Sec/Twnship/Range: SE4SE4 S12T37NR14E 3PM Abbreviated Description: Lot:4&5 Block:5 Subdivision:CHARLES H NIXS ADDITION Sec/Twnship/Range:SE4SE4 S12T37NR14E 3PM Abbreviated Description:PORTION LOT4								
3	.15Mi.	**10232 S TORRENCE AVE** **CHICAGO, IL 60617-5761**	09/14/2026	$135,000	$117	1152	5/3/1	1960	3,750 SF	
		APN: 25-12-430-083 Document #: 2625718307 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13&14 Block: 192 Subdivision: CALUMET AND CHICAGO CANAL AND DOCK COMPANY MapRef: DOC 42641 Sec/Twnship/Range: S07T37NR15E 3PM Abbreviated Description: Lot:13&14 Block:192 Subdivision:CALUMET AND CHICAGO CANAL AND DOCK COMPANY Map Ref:DOC 42641Sec/Twnship/Range:S07T37NR15E 3PM Abbreviated Description:PORTION LOT13								
4	.22Mi.	**10055 S OGLESBY AVE** **CHICAGO, IL 60617-5264**	08/31/2026	$228,000	$290	784	6/3/1	1941	5,580 SF	
		APN: 25-12-413-059 Document #: 2624328146 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 21&22 Block: 21 Subdivision: CALMET TRUSTS SUBDIVISION NO 2A RESUBDIVISION MapRef: DOC 9224451 Sec/Twnship/Range: SW4 S07T37NR14E 3PM Abbreviated Description: Lot:21&22 Block:21 Subdivision:CALMET TRUSTS SUBDIVISION NO 2A RESUBDIVISION Map Ref:DOC 9224451Sec/Twnship/Range:SW4 S07T37NR14E 3PM								
5	.16Mi.	**10240 S TORRENCE AVE** **CHICAGO, IL 60617-5761**	08/06/2026	$273,000	$257	1060	6/2/1	1962	3,125 SF	
		APN: 25-12-430-040 Document #: 2621823240 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17 Block: 192 Subdivision: SOUTH CHICAGO SUBDIVISION Abbreviated Description: Lot:17 Block:192 Subdivision:SOUTH CHICAGO SUBDIVISION								
6	.31Mi.	**10004 S TORRENCE AVE** **CHICAGO, IL 60617-5336**	07/23/2026	$121,000	$151	800	5/2/1	1923	3,000 SF	
		APN: 25-12-419-026 Document #: 2620416053 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 3 Block: 174 Subdivision: CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVI Sec/Twnship/Range: S07T37NR15E 3PM Abbreviated Description: Lot:3 Block:174 Subdivision:CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVI Sec/Twnship/Range:S07T37NR15E 3PM								
7	.31Mi.	**10004 S TORRENCE AVE** **CHICAGO, IL 60617-5336**	07/22/2026	$140,000	$114	1224	5/2/1	1910	2,844 SF	
		APN: 25-12-419-025 Document #: 2620316179 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98655539

Legal: Lot: 2 Block: 174 Subdivision: CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVI Sec/Twnship/Range: S07T37NR15E 3PM Abbreviated Description: Lot:2 Block:174 Subdivision:CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVI Sec/Twnship/ Range:S07T37NR15E 3PM

8	.36Mi.	**10511 S YATES AVE** **CHICAGO, IL 60617-6156**	07/22/2026	$40,000	$44	891	4/2/1	1953	4,125 SF

APN: 25-12-445-047 Document #: 2620316120
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 42&43 Block: 5 Subdivision: CHARLES H NIX ADDITION TO SOUTH CHICAGO Sec/Twnship/Range: SE4SE4 S12T37NR14E 3PM Abbreviated Description: Lot:42&43 Block:5 Subdivision:CHARLES H NIX ADDITION TO SOUTH CHICAGO Sec/Twnship/Range:SE4SE4 S12T37NR14E 3PM

9	.28Mi.	**10005 S CALHOUN AVE** **CHICAGO, IL 60617-5354**	06/30/2026	$185,000	$233	792	5/2/1	1949	4,662 SF

APN: 26-07-150-040 Document #: 2618102399
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 36&37 Block: 24 Subdivision: CALUMET TRUSTS SUBDIVISION NUMBER 2 MapRef: PL 9224451 Sec/Twnship/Range: SW4 S07T37NR15E 3PM Abbreviated Description: Lot:36&37 Block:24 Subdivision:CALUMET TRUSTS SUBDIVISION NUMBER 2 Map Ref:PL 9224451Sec/Twnship/ Range:SW4 S07T37NR15E 3PM Abbreviated Description:PORTION LOT37

10	.04Mi.	**10210 S BENSLEY AVE** **CHICAGO, IL 60617-5730**	06/25/2026	$100,000	$122	819	6/2/1	1924	3,375 SF

APN: 25-12-427-027 Document #: 2617607036
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 189 Subdivision: THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY Sec/Twnship/Range: S07T37NR15E 3PM Abbreviated Description: Lot:5&6 Block:189 Subdivision:THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY Sec/Twnship/ Range:S07T37NR15E 3PM Abbreviated Description:PORTION LOT6

11	.23Mi.	**10043 S OGLESBY AVE** **CHICAGO, IL 60617-5264**	05/19/2026	$131,500	$131	1000	4/2/1	1941	5,580 SF

APN: 25-12-413-057 Document #: 2613931188
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 24&25 Block: 158 Subdivision: CALUMET TRUSTS SUBDIVISION NO 2 MapRef: DOC 9224451 Sec/Twnship/Range: SW4 S07T37NR15E 3PM Abbreviated Description: Lot:24&25 Block:158 Subdivision:CALUMET TRUSTS SUBDIVISION NO 2 Map Ref:DOC 9224451Sec/Twnship/Range:SW4 S07T37NR15E 3PM Abbreviated Description:PORTION LOT24

12	.06Mi.	**10153 S BENSLEY AVE** **CHICAGO, IL 60617-5350**	05/04/2026	$157,000	$198	792	5/3/1	1948	5,102 SF

APN: 25-12-421-054 Document #: 2612411113
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 20-22 Block: 26 Subdivision: CALUMET TRUSTS SUBDIVISION MapRef: DOC 9137462 Sec/Twnship/Range: S12T37NR14E 3PM Abbreviated Description: Lot:20-22 Block:26 Subdivision:CALUMET TRUSTS SUBDIVISION Map Ref:DOC 9137462Sec/Twnship/Range:S12T37NR14E 3PM Abbreviated Description:PORTION LOTS20&22

13	.16Mi.	**10327 S CALHOUN AVE** **CHICAGO, IL 60617-5751**	04/22/2026	$80,000	$102	780	3/2/1	1908	4,687 SF

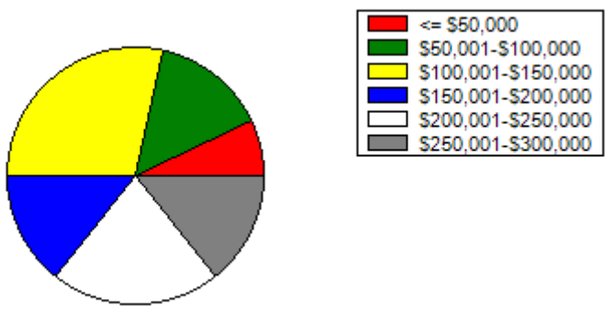
APN: 25-12-438-010 Document #: 2611218129
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 34&35 Block: 194 Subdivision: I SOUTH CHICAGO SUBDIVISION MapRef: DOC 3427733 Abbreviated Description: Lot:34&35 Block:194 Subdivision:I SOUTH CHICAGO SUBDIVISION Map Ref:DOC 3427733

14	.14Mi.	**10119 S YATES BLVD** **CHICAGO, IL 60617-5302**	04/13/2026	$216,000	$320	675	6/3/1	1942	5,208 SF

APN: 25-12-420-060 Document #: 2610316224
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 32&33 Block: 27 Subdivision: CALUMET TRUST SUBDIVISION MapRef: DOC 9147462 Sec/Twnship/Range: S12T37NR14E 3PM Abbreviated Description: Lot:32&33 Block:27 Subdivision:CALUMET TRUST SUBDIVISION Map Ref:DOC 9147462Sec/Twnship/Range:S12T37NR14E 3PM

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98655539

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10217 S BENSLEY AVE**	**12/01/2003**	$67,000	$6,700	624	4/2/1	1922	3,750 SF	
.01Mi.	**10215 S BENSLEY AVE**	**04/01/2002**	$83,000	$8,300	624	4/2/1	1922	3,750 SF	
.01Mi.	**10219 S BENSLEY AVE**	**11/28/2022**	$83,000	$8,300	700	4/2/1	1922	3,750 SF	
.01Mi.	**10223 S BENSLEY AVE**	**12/01/2006**	$83,000	$8,300	624	4/2/1	1922	3,750 SF	
.02Mi.	**10225 S BENSLEY AVE**	**03/18/2020**	$122,000	$12,200	1,107	6/3/2	1922	3,750 SF	
.02Mi.	**10207 S BENSLEY AVE**		$100,000	$10,000	1,294	6/3/1	1930	4,562 SF	
.02Mi.	**10229 S BENSLEY AVE**	**02/10/2000**	$83,000	$8,300	800	5/2/1	1922	3,750 SF	
.02Mi.	**10203 S BENSLEY AVE**	**02/28/2025**	$114,000	$11,400	1,076	10/4/1	1922	3,000 SF	
.03Mi.	**10214 S CALHOUN AVE**	**08/17/1988**	$79,000	$7,900	732	5/3/1	1944	5,000 SF	
.03Mi.	**10218 S CALHOUN AVE**	**05/04/1995**	$71,000	$7,100	1,092	5/3/1	1941	5,000 SF	
.03Mi.	**10210 S CALHOUN AVE**	**06/07/1984**	$71,000	$7,100	732	4/2/1	1944	5,000 SF	
.03Mi.	**10231 S BENSLEY AVE**		$67,000	$6,700	624	4/2/1	1925	3,750 SF	
.03Mi.	**10222 S CALHOUN AVE**	**04/25/2011**	$100,000	$10,000	1,165	5/3/1	1941	5,000 SF	
.03Mi.	**10208 S CALHOUN AVE**	**03/29/1999**	$113,010	$11,301	1,080	5/2/1	1966	3,125 SF	
.03Mi.	**10226 S CALHOUN AVE**	**05/01/2007**	$100,000	$10,000	1,308	5/3/1	1942	5,000 SF	
.03Mi.	**10235 S BENSLEY AVE**	**03/01/2016**	$122,000	$12,200	1,478	6/3/1	1922	3,750 SF	

Rent vs. Own

Households Occupied by Renters:	37%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	38.5 years old	Households:	26,747
Median Household Income:	$57,891	Households w/Family:	62%
Household Income Per Capita:	$27,397	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.07Mi.	**Burnham Elementary School** Number of Students: 374 Student-Teacher Ratio: 11.69	F	Public	PK - 8
1.75Mi.	**Bowen High School** Number of Students: 278 Student-Teacher Ratio: 13.4 Advanced Placement: Yes	NA	Public	9 - 12

Flood Report

The Subject Property of **10217 S BENSLEY AVE, CHICAGO, IL 60617-5731** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	111%	HIGHER
BURGLARY	134%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	109%	SIMILAR
FORCIBLE ROBBERY	72%	NOTABLY LOWER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	87%	LOWER
MURDER	97%	SIMILAR
OVERALL	120%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

OrderID: 98655539

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