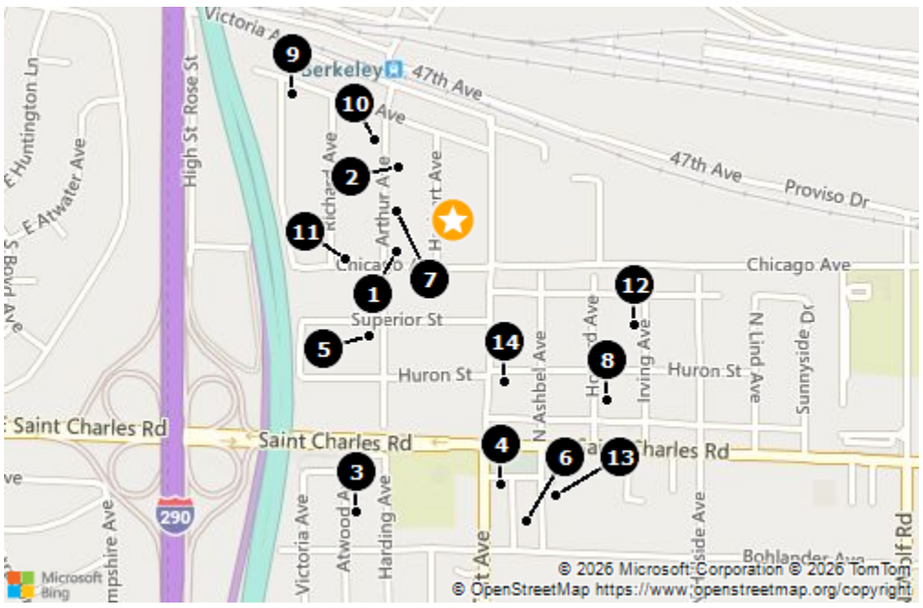
ICE SiteX Report

OrderID: 98184721

SiteX Property Information Report



Subject Property Location

1127 HERBERT AVE, BERKELEY, IL 60163-1017

County:	**COOK IL**	Census Tract:	170318168.001031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15-06-307-009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$307,000**	FSD:	11	Common Confidence Score:	64
Value Range:	$273,230 - $340,770	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	31026
Assd Land Value:	$3,685	Market Land Value:	$36,850	Tax Year:	2024
Assd Improvement:	$19,514	Market Improvment Value:	$195,140	Total Taxable Value:	$8,800
Total Assessed Value:	$23,199	Total Assessor Market Value:	$231,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 31 Sec/Twnship/Range: SEC 06 TWN 39N RNG 12E
City/Muni/Twp: PROVISO

Property Characteristics

Lot Size:	6,700 SF	Bedrooms:	3	Pool:	
Building Area:	1100 SF	Baths:	1	Fireplace:	
Year Built:	1958	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	Forced Air
Number of Stories:	S/L+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/17/2025	Sales Price:	N/A
Document #:	2529022090 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/17/2022	Sales Price:	$285,000
Document #:	2222928329 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	07/30/2022		
Document Type:			

Legal Description:
Lot: 19 Block: 10 Subdivision: H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range: SW4 S06T39NR12E 3PM

Prior Transfer

Recording Date:	08/12/2022	Sales Price:	$285,000
Document #:	2222928329 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 31 Sec/Twnship/Range: SEC 06 TWN 39N RNG 12E
City/Muni/Twp: PROVISO

Prior Transfer

Recording Date:	01/23/2006	Sales Price:	$172,000

ICE SiteX Report

OrderID: 98184721

Document #:	0602315079 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	03/05/2004	Loan Amount:	N/A
Document #:	0406542040 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 19 Block: 10 Subdivision: H O STONE & COMPANYS BER ELM ADDITION Sec/Twnship/Range: PART SW4 S06T39NR12E 3P

Mortgage Record

Recording Date:	06/04/2003	Loan Amount:	N/A
Document #:	0315526106 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 19 Block: 10 Subdivision: H O STONE & COMPANYS BER ELM ADDITION Sec/Twnship/Range: PART SW4 S06T39NR12E 3P

Area Sales Analysis

Total Area Sales	$3,804,500	Median # of Bedrooms	3
Median Lot Size	6,675 SF	Median # of Baths	1
Median Living Area	994 SF	Median Year Built	1958
Price Range - 2 Yrs	$61,000 to $385,000	Age Range	21 years to 77 years
Median Value	$280,250	Median Age	68 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.07Mi.	**1143 ARTHUR AVE** **BERKELEY, IL 60163-1004**	07/31/2026	$335,000	$339	988	5/3/1	1960	6,700 SF	
		APN: 15-06-306-016 Document #: 2621223176 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 18 Block: 11 Subdivision: H O STONE AND COMPANYS BER ELM ADDITION MapRef: DOC 9538701 Sec/Twnship/Range: SW4 S06T39NR12E 3PM Abbreviated Description: Lot:18 Block:11 Subdivision:H O STONE AND COMPANYS BER ELM ADDITION Map Ref:DOC 9538701Sec/Twnship/Range:SW4 S06T39NR12E 3PM							
2	.08Mi.	**1103 ARTHUR AVE** **BERKELEY, IL 60163-1004**	07/21/2026	$250,000	$257	969	5/2/1	1958	6,700 SF	
		APN: 15-06-306-006 Document #: 2620219070 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 28 Block: 11 Subdivision: H O STONE AND COMPANYS BER ELM SUBDIVISION Sec/Twnship/Range: SW4 S06&S07 T39NR12E 3PM Abbreviated Description: Lot:28 Block:11 Subdivision:H O STONE AND COMPANYS BER ELM SUBDIVISION Sec/Twnship/Range:SW4 S06&S07 T39NR12E 3PM							
3	.37Mi.	**1425 ATWOOD AVE** **BERKELEY, IL 60163-1417**	07/17/2026	$327,000	$327	1000	4/3/1	1955	6,018 SF	
		APN: 15-07-116-007 Document #: 2619828010 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 7 Block: 13 Subdivision: VENDLEYS BERKELEY HIGHLANDS UNIT NO 4 MapRef: DOC 16074721 Sec/Twnship/Range: NW4 S07T39NR12E 3PM Abbreviated Description: Lot:7 Block:13 Subdivision:VENDLEYS BERKELEY HIGHLANDS UNIT NO 4 Map Ref:DOC 16074721Sec/Twnship/Range:NW4 S07T39NR12E 3PM							
4	.32Mi.	**1415 N TAFT AVE** **BERKELEY, IL 60163-1457**	07/16/2026	$357,000	$263	1354	6/3/1	1949	6,088 SF	
		APN: 15-07-211-031 Document #: 2619731189 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 1 Subdivision: KHOFFBERGS ASSESSMENT PLAT Sec/Twnship/Range: S07T39NR12E 3PM Abbreviated Description: Lot:1 Subdivision:KHOFFBERGS ASSESSMENT PLAT Sec/Twnship/Range:S07T39NR12E 3PM							
5	.18Mi.	**5905 SUPERIOR ST** **BERKELEY, IL 60163-1039**	05/28/2026	$385,000	$281	1368	6/3/1	2005	7,150 SF	
		APN: 15-07-104-011 Document #: 2614831148 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 11 Block: 5 Subdivision: H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range: S06&S07 T39NR12E 3PM Abbreviated Description: Lot:11 Block:5 Subdivision:H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range:S06&S07 T39NR12E 3PM							
6	.37Mi.	**1428 N ASHBEL AVE** **BERKELEY, IL 60163-1469**	05/18/2026	$345,000	$271	1272	6/3/1	1978	5,560 SF	
		APN: 15-07-211-026 Document #: 2613802072 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 22 Block: 4 Subdivision: CONLINS SUBDIVISION Legal Unit: 12 MapRef: DOC 9404944 Sec/Twnship/Range: S07T39NR12E 3PM Abbreviated Description: Lot:22 Block:4 Subdivision:CONLINS SUBDIVISION Legal Unit:12 Map Ref:DOC 9404944Sec/Twnship/Range:S07T39NR12E 3PM							
7	.06Mi.	**1123 ARTHUR AVE** **BERKELEY, IL 60163-1004**	04/29/2026	$260,000	$263	988	5/3/1	1958	6,700 SF	
		APN: 15-06-306-011 Document #: 2611920307 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 23 Block: 11 Subdivision: H O STONE AND COMPANYS Sec/Twnship/Range: S06&S07 T39NR12E 3PM Abbreviated Description: Lot:23 Block:11 Subdivision:H O STONE AND COMPANYS Sec/Twnship/Range:S06&S07 T39NR12E 3PM							
8	.29Mi.	**1309 HOWARD AVE** **BERKELEY, IL 60163-1129**	04/22/2026	$61,000	$70	864	5/3/1	1952	7,182 SF	
		APN: 15-07-208-023 Document #: 2611220198 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 17&18 Block: 8 Subdivision: VENDLEY AND COMPANYS BERKELEY GARDENS Sec/Twnship/Range: NE4 S07T39NR12E 3PM Abbreviated Description: Lot:17&18 Block:8 Subdivision:VENDLEY AND COMPANYS BERKELEY GARDENS Sec/Twnship/Range:NE4 S07T39NR12E 3PM Abbreviated Description:PORTION LOT17							
9	.24Mi.	**1015 VICTORIA AVE** **BERKELEY, IL 60163-1047**	04/10/2026	$221,000	$192	1147	5/3/1	1963	6,184 SF	
		APN: 15-06-304-045 Document #: 2610010047 Document Type: Price Code: R Land Use: Single Family Residential							

ICE SiteX Report

OrderID: 98184721

Legal: Lot: 41 Block: 13 Subdivision: HO STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range: S06&S07 T39NR12E 3PM Abbreviated Description: Lot:41 Block:13 Subdivision:HO STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range:S06&S07 T39NR12E 3PM

10	.14Mi.	**1038 ARTHUR AVE** **BERKELEY, IL 60163-1001**	04/08/2026	$295,500	$228	1292	5/3/2	1960	6,700 SF

APN: 15-06-305-022 Document #: 2609831115
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 3 Block: 12 Subdivision: H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range: SW4 S06T39NR12E 3PM Abbreviated Description: Lot:3 Block:12 Subdivision:H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range:SW4 S06T39NR12E 3PM

11	.14Mi.	**5920 CHICAGO AVE** **BERKELEY, IL 60163-1011**	03/10/2026	$355,000	$314	1127	6/3/1	1958	6,700 SF

APN: 15-06-305-019 Document #: 2606925105
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 19 Block: 12 Subdivision: H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range: SW4NW4 S06&S07 T39NR12E 3PM Abbreviated Description: Lot:19 Block:12 Subdivision:H O STONE AND COMPANYS BER ELM ADDITION Sec/Twnship/Range:SW4NW4 S06&S07 T39NR12E 3PM

12	.25Mi.	**1224 N IRVING AVE** **BERKELEY, IL 60163-1130**	02/09/2026	$265,000	$290	913	5/3/1	1952	6,650 SF

APN: 15-07-202-023 Document #: 2604020233
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 25 Block: 3 Subdivision: VENDLEY AND COMPANYS BERKELEY GARDENS Sec/Twnship/Range: NE4 S07T39NR12E 3PM Abbreviated Description: Lot:25 Block:3 Subdivision:VENDLEY AND COMPANYS BERKELEY GARDENS Sec/Twnship/Range:NE4 S07T39NR12E 3PM

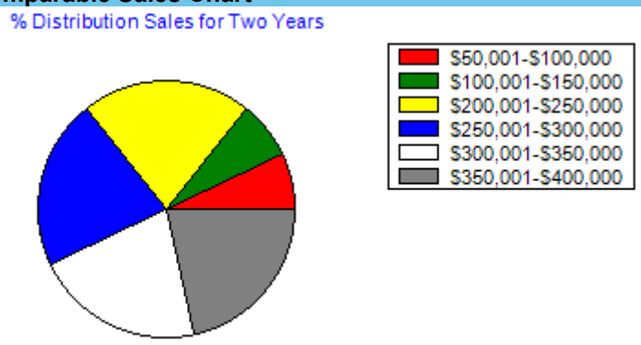
13	.36Mi.	**1419 N ASHBEL AVE** **BERKELEY, IL 60163-1470**	02/04/2026	$230,000	$242	949	5/2/1	1949	5,400 SF

APN: 15-07-212-005 Document #: 2603520332
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 37 Block: 4 Subdivision: CONLINS SUBDIVISION Sec/Twnship/Range: S07T39NR12E 3PM Abbreviated Description: Lot:37 Block:4 Subdivision:CONLINS SUBDIVISION Sec/Twnship/Range:S07T39NR12E 3PM

14	.21Mi.	**1301 N TAFT AVE** **BERKELEY, IL 60163-1045**	12/16/2025	$118,000	$127	925	4/3/1	1955	6,300 SF

APN: 15-07-206-001 Document #: 2535023106
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 2 Block: 6 Subdivision: VENDLEY & COMPANYS BERKELEY GARDENS Sec/Twnship/Range: NE4 S07T39NR12E 3PM Abbreviated Description: Lot:2 Block:6 Subdivision:VENDLEY & COMPANYS BERKELEY GARDENS Sec/Twnship/Range:NE4 S07T39NR12E 3PM

Comparable Sales Chart



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.

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.	**1127 HERBERT AVE**	**08/12/2022**	$231,990	$23,199	1,100	5/3/1	1958	6,700 SF	
.01Mi.	**1123 HERBERT AVE**	**11/01/2005**	$220,000	$22,000	1,125	5/3/1	1957	6,700 SF	
.01Mi.	**1131 HERBERT AVE**	**06/12/2025**	$230,000	$23,000	975	5/2/1	1957	6,700 SF	
.02Mi.	**1119 HERBERT AVE**	**03/14/2024**	$200,000	$20,000	971	4/2/1	1957	6,700 SF	
.02Mi.	**1135 HERBERT AVE**	**10/29/2024**	$240,000	$24,000	1,127	5/3/1	1957	6,700 SF	
.03Mi.	**1128 N TAFT AVE**	**06/20/2016**	$230,000	$23,000	1,033	5/2/1	1959	6,700 SF	
.03Mi.	**1132 N TAFT AVE**	**10/13/2014**	$210,000	$21,000	1,115	5/3/1	1956	6,700 SF	
.03Mi.	**1124 N TAFT AVE**	**05/17/2019**	$240,000	$24,000	1,020	5/3/1	1959	6,700 SF	
.03Mi.	**1115 HERBERT AVE**	**06/06/2018**	$200,000	$20,000	971	4/2/1	1957	6,700 SF	
.03Mi.	**1139 HERBERT AVE**	**03/05/2020**	$230,000	$23,000	1,008	5/3/1	1957	6,700 SF	
.03Mi.	**1136 N TAFT AVE**	**05/17/2018**	$200,000	$20,000	1,115	5/3/1	1956	6,700 SF	
.03Mi.	**1120 N TAFT AVE**	**08/01/2012**	$224,640	$22,464	1,170	5/3/1	1958	6,700 SF	
.04Mi.	**1111 HERBERT AVE**	**05/01/2001**	$210,000	$21,000	975	6/3/1	1956	6,700 SF	
.04Mi.	**1145 HERBERT AVE**	**11/12/2020**	$213,290	$21,329	1,044	6/3/1	1928	6,700 SF	
.04Mi.	**1126 HERBERT AVE**		$219,800	$21,980	1,008	5/3/2	1957	6,700 SF	
.04Mi.	**1140 N TAFT AVE**	**09/02/2021**	$210,000	$21,000	1,115	5/3/1	1956	6,700 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	81%

ICE SiteX Report

OrderID: 98184721

Demographics & Income

Median Age:	38.3 years old	Households:	1,518
Median Household Income:	$78,526	Households w/Family:	67%
Household Income Per Capita:	$34,436	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Proviso Township High School District 209	Students:	4,458
Number of Schools:	3	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.24Mi.	**Proviso East High School** Number of Students: 1,663 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	NA	Public	9 - 12
4.63Mi.	**Proviso Math and Science Academy** Number of Students: 925 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	NA	Public	9 - 12
4.63Mi.	**Proviso Math and Science Academy** Number of Students: 925 Student-Teacher Ratio: 18.41 Advanced Placement: Yes	NA	Public	9 - 12
0.56Mi.	**Macarthur Middle School** Number of Students: 357 Student-Teacher Ratio: 12.31	C	Public	6 - 8
0.56Mi.	**Macarthur Middle School** Number of Students: 357 Student-Teacher Ratio: 12.31	C	Public	6 - 8
0.57Mi.	**Sunnyside Intermediate School** Number of Students: 344 Student-Teacher Ratio: 10.52	C-	Public	3 - 5
0.57Mi.	**Sunnyside Intermediate School** Number of Students: 344 Student-Teacher Ratio: 10.52	C-	Public	3 - 5
1.93Mi.	**Proviso West High School** Number of Students: 1,870 Student-Teacher Ratio: 16.82 Advanced Placement: Yes	NA	Public	9 - 12
1.93Mi.	**Proviso West High School** Number of Students: 1,870 Student-Teacher Ratio: 16.82 Advanced Placement: Yes	NA	Public	9 - 12
4.24Mi.	**Proviso East High School** Number of Students: 1,663 Student-Teacher Ratio: 15.62 Advanced Placement: Yes	NA	Public	9 - 12

Flood Report

The Subject Property of **1127 HERBERT AVE, BERKELEY, IL 60163-1017** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	92%	SIMILAR
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	66%	NOTABLY LOWER
FORCIBLE ROBBERY	148%	NOTABLY HIGHER
AGGRAVATED ASSAULT	59%	NOTABLY LOWER
FORCIBLE RAPE	160%	NOTABLY HIGHER
MURDER	81%	LOWER
OVERALL	63%	NOTABLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

ICE SiteX Report

OrderID: 98184721

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.

Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.