ICE SiteX Report

OrderID: 98809091

SiteX Property Information Report



Subject Property Location

122 W OAK ST, PIPER CITY, IL 60959-6016

County:	**FORD IL**	Census Tract:	9616.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	04-04-04-129-002	Thomas Bros Pg-Grid:	

Valuation

Value:	**$140,000**	FSD:	23	Common Confidence Score:	31
Value Range:	$107,800 - $172,200	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	04003
Assd Land Value:	$2,490	Market Land Value:	$7,470	Tax Year:	2025
Assd Improvement:	$45,910	Market Improvment Value:	$137,730	Total Taxable Value:	$3,871
Total Assessed Value:	$48,400	Total Assessor Market Value:	$145,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6,7 Block: 18 District: 04 Subdivision: CROSS ADD Sec/Twnship/Range: SEC 04 TWN 26N RNG 09E

Abbreviated Description:	LOT 6 & 7 BLK 18 CROSS ADD. 100 X 150
City/Muni/Twp:	BRENTON TOWNSHIP

Property Characteristics

Lot Size:	15,000 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/22/2026	Sales Price:	N/A
Document #:	287402 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	03/29/2021	Sales Price:	$100,051
Document #:	275936 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	03/12/2021	Loan Amount:	N/A
Document #:	275782 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	03/01/2021		
TD Due Date:	04/01/2051	Type Finance:	Fixed Rate
Legal Description:			

Block: 18 Subdivision: CROSS ADD Map Ref: 0

ICE SiteX Report

OrderID: 98809091

Prior Transfer

Recording Date:	09/12/2019	Sales Price:	N/A
Document #:	271730 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	08/23/2019	Loan Amount:	N/A
Document #:	271620 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	08/15/2019		
TD Due Date:	09/01/2049	Type Finance:	Fixed Rate

Legal Description:
Block: 18 Subdivision: CROSS ADD Map Ref: 0
Abbreviated Description: CROSS ADD LOT 6 BLK 18

Mortgage Record

Recording Date:	10/31/2018	Loan Amount:	N/A
Document #:	269761 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	10/31/2018		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Block: 18 Subdivision: CROSS ADD
Abbreviated Description: CROSS ADD BLK 18 LOT 6

Prior Transfer

Recording Date:	10/31/2018	Sales Price:	$95,000
Document #:	269760 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/31/2018		
Document Type:	Deed		

Legal Description:
Block: 18 Subdivision: CROSS ADD
Abbreviated Description: CROSS ADD BLK 18 LOT 6

Area Sales Analysis

Total Area Sales	$891,500	Median # of Bedrooms	
Median Lot Size	13,975 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs	$62,500 to $160,000	Age Range	
Median Value	$85,000	Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**109 W CROSS ST** **PIPER CITY, IL 60959-6072**	02/19/2026	$16,500			//		13,500 SF	
	APN: 04-04-04-129-009 Document #: 287605 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15&16 Block: 18 Subdivision: BRENTON AND CROSS ADDITION Abbreviated Description: Lot:15&16 Block:18 Subdivision:BRENTON AND CROSS ADDITION City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY									
2	.11Mi.	**CLARK** **PIPER CITY, IL 60959-**	08/08/2025	$25,000			//		4,500 SF	
	APN: 04-04-04-128-005 Document #: 286248 Document Type: Warranty Deed Price Code: A Land Use: Commercial (General) Legal: Lot: 16 Block: 20 Subdivision: CROSS ADD Abbreviated Description: Lot:16 Block:20 Subdivision:CROSS ADD									
3	.18Mi.	**3 E LINN ST** **PIPER CITY, IL 60959-6071**	09/23/2025	$15,000			//		7,500 SF	
	APN: 04-04-04-206-007 Document #: 286637 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal: Section: 4 Sec/Twnship/Range: S4 T26N R9E Abbreviated Description: Section:4 Sec/Twnship/Range:S4 T26N R9E									
4	.22Mi.	**10 E PIPER CITY ST** **PIPER CITY, IL 60959-7083**	02/10/2026	$75,000			//		15,000 SF	
	APN: 04-04-04-206-003 Document #: 287530 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 12&13 Subdivision: J B STEVENSONS SUBDIVISION Abbreviated Description: Lot:12&13 Subdivision:J B STEVENSONS SUBDIVISION City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY									
5	.23Mi.	**335 N PINE ST** **PIPER CITY, IL 60959-7080**	08/31/2026	$61,000			//		16,991 SF	
	APN: 03-03-33-452-001 Document #: 288833 Document Type: Warranty Deed Price Code: A Land Use: Single Family Residential Legal:									
6	.24Mi.	**6 W PEORIA ST** **PIPER CITY, IL 60959-6061**	04/28/2025	$5,000			//		SF	
	APN: 04-04-04-254-013 Document #: 285568 Document Type: Deed Price Code: Land Use: Commercial Office (General) Legal: Lot: 2 Block: 5 Subdivision: TOWN OF PIPER Abbreviated Description: Lot:2 Block:5 Subdivision:TOWN OF PIPER									
7	.25Mi.	**29 W MARKET ST** **PIPER CITY, IL 60959-6048**	10/16/2025	$60,000			//		10,200 SF	
	APN: 04-04-04-254-017 Document #: 286772 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 9&10 Block: 5 Subdivision: ORIGINAL TOWN OF PIPER CITY Abbreviated Description: Lot:9&10 Block:5 Subdivision:ORIGINAL TOWN OF PIPER CITY City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY									
8	.27Mi.	**120 W MARKET ST** **PIPER CITY, IL 60959-6050**	05/20/2026	$10,000			//		15,000 SF	
	APN: 04-04-04-183-002 Document #: 288152 Document Type: Warranty Deed Price Code:									

ICE SiteX Report

OrderID: 98809091

Land Use: Single Family Residential
Legal: Lot: 6&7 Block: 27 Subdivision: CROSS ADDITION Abbreviated Description: Lot:6&7 Block:27 Subdivision:CROSS ADDITION City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

9 .29Mi. **14 W MARKET ST** 08/25/2026 $160,000 // 15,000 SF
PIPER CITY, IL 60959-6049
APN: 04-04-04-255-003 Document #: 288795
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 3&4 Block: 6 Abbreviated Description: Lot:3&4 Block:6 City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

10 .3Mi. **112 S MARGARET AVE** 02/19/2026 $78,000 // 7,500 SF
PIPER CITY, IL 60959-6079
APN: 04-04-04-258-006 Document #: 287602
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 4 Subdivision: ORIGINAL TOWN OF PIPER Abbreviated Description: Lot:1&2 Block:4 Subdivision:ORIGINAL TOWN OF PIPER Abbreviated Description:SOUTH2 LOTS1&2 City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

11 .3Mi. **107 W VINE ST** 01/02/2025 $62,500 // SF
PIPER CITY, IL 60959-6040
APN: 04-04-04-252-002 Document #: 284816
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Block: G Subdivision: TOWN OF PIPER Abbreviated Description: Block:G Subdivision:TOWN OF PIPER

12 .31Mi. **214 S LANSDALE ST** 02/13/2026 $25,000 // 8,400 SF
PIPER CITY, IL 60959-6055
APN: 04-04-04-178-009 Document #: 287550
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

13 .31Mi. **21 E MARKET ST** 11/26/2024 $85,500 // 7,500 SF
PIPER CITY, IL 60959-6046
APN: 04-04-04-258-010 Document #: 284598
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 4 Subdivision: TOW OF PIPER Abbreviated Description: Lot:14 Block:4 Subdivision:TOW OF PIPER

14 .32Mi. **29 E MARKET ST** 09/21/2026 $40,000 // 15,000 SF
PIPER CITY, IL 60959-6046
APN: 04-04-04-258-011 Document #: 288988
Document Type: Executor's Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 15&16 Block: 4 Abbreviated Description: Lot:15&16 Block:4 City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

15 .34Mi. **8 N ARCH LN** 09/05/2025 $140,000 // 14,488 SF
PIPER CITY, IL 60959-7085
APN: 03-03-33-451-006 Document #: 286501
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: ARCHS Abbreviated Description: Lot:8 Subdivision:ARCHS

16 .35Mi. **18 W VINE ST** 07/10/2026 $22,000 // 15,000 SF
PIPER CITY, IL 60959-6037
APN: 04-04-04-256-002 Document #: 288480
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5&6 Block: 15 Subdivision: PIPERS ADDITION Abbreviated Description: Lot:5&6 Block:15 Subdivision:PIPERS ADDITION City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

17 .38Mi. **100 E MARKET ST** 03/31/2026 $400,000 // 22,500 SF
PIPER CITY, IL 60959-6088
APN: 04-04-04-279-001 Document #: 287838
Document Type: Warranty Deed Price Code: A
Land Use: Apartments (generic)
Legal: Lot: 6-8 Block: 8 Subdivision: TOWN OF PIPER Abbreviated Description: Lot:6-8 Block:8 Subdivision:TOWN OF PIPER

18 .38Mi. **130 E PEORIA ST** 09/02/2025 $9,000 // 7,500 SF
PIPER CITY, IL 60959-6058
APN: 04-04-04-278-005 Document #: 286457
Document Type: Warranty Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 1 Block: 3 Subdivision: TOWN OF PIPER Abbreviated Description: Lot:1 Block:3 Subdivision:TOWN OF PIPER

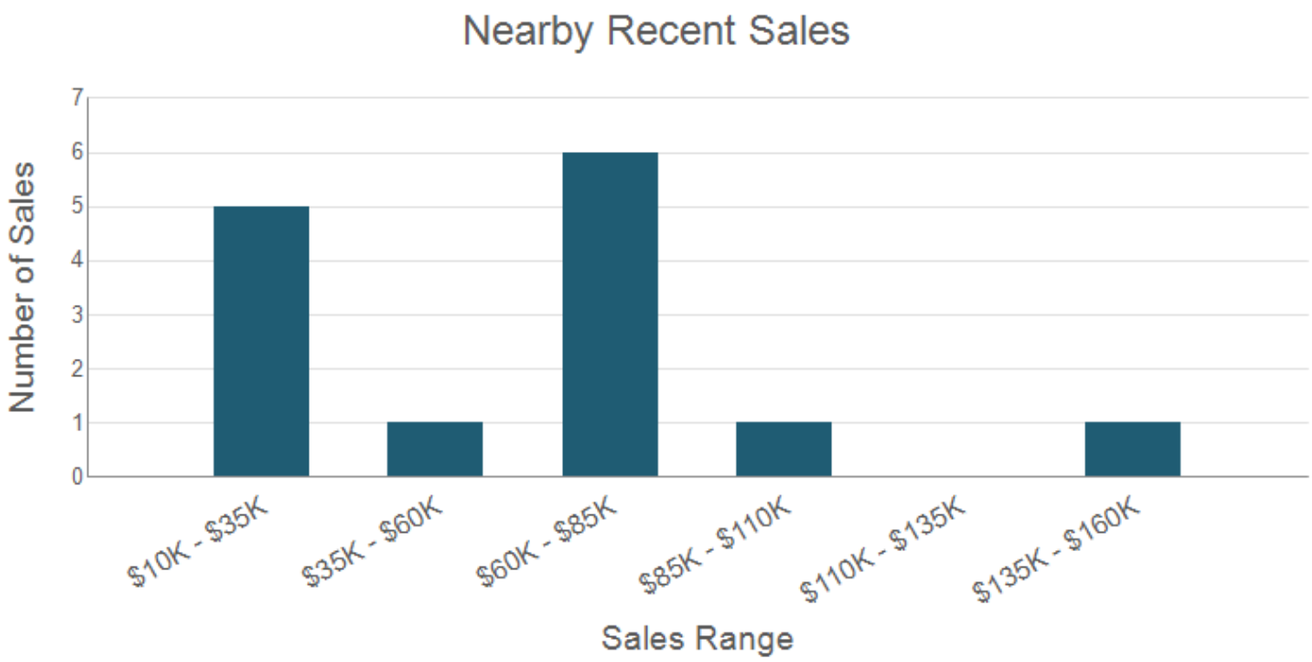
19 .4Mi. **204 E PEORIA ST** 11/18/2024 $80,000 // 15,000 SF
PIPER CITY, IL 60959-6057
APN: 04-04-04-281-001 Document #: 284551
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: TOWN OF PIPER Abbreviated Description: Lot:7 Block:2 Subdivision:TOWN OF PIPER

20 .42Mi. **218 E PEORIA ST** 12/11/2025 $82,500 // 14,250 SF
PIPER CITY, IL 60959-6057
APN: 04-04-04-281-003 Document #: 287172
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 2 Subdivision: ORIGINAL TOWN OF PIPER Abbreviated Description: Lot:4&5 Block:2 Subdivision:ORIGINAL TOWN OF PIPER Abbreviated Description:WEST45FT LOT4 City/Muni/Twp:PIPER CITY City/Muni/Twp: PIPER CITY

ICE SiteX Report

OrderID: 98809091

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.	**122 W OAK ST**	**10/31/2018**	$145,200	$48,400				15,000 SF	
.02Mi.	**116 W OAK ST**	**07/26/2019**	$7,470	$2,490				15,000 SF	
.02Mi.	**130 W OAK ST**	**07/10/2002**	$78,360	$26,120				15,000 SF	
.04Mi.	**115 W CROSS ST**	**11/03/2021**	$64,650	$21,550				9,000 SF	
.04Mi.	**124 N PINE ST**	**11/15/1995**	$63,540	$21,180				22,500 SF	
.04Mi.	**109 W CROSS ST**		$61,080	$20,360				13,500 SF	
.06Mi.	**104 N PINE ST**	**11/26/2018**	$91,620	$30,540				15,000 SF	
.07Mi.	**124 W CROSS ST**	**09/13/2019**	$24,960	$8,320				7,500 SF	
.07Mi.	**120 W CROSS ST**	**09/13/2016**	$26,670	$8,890				7,500 SF	
.07Mi.	**220 N PINE ST**	**02/01/2000**	$117,960	$39,320				13,068 SF	
.07Mi.	**128 W CROSS ST**	**06/12/2019**	$22,950	$7,650				7,500 SF	
.08Mi.	**132 W CROSS ST**		$27,180	$9,060				7,500 SF	
.08Mi.	**112 W CROSS ST**	**09/19/2013**	$33,870	$11,290				7,500 SF	
.08Mi.	**20 N PINE ST**	**03/17/2014**	$52,290	$17,430				15,000 SF	
.09Mi.	**31 W OAK ST**	**08/17/2005**	$96,330	$32,110				11,250 SF	
.09Mi.	**224 N PINE ST**	**09/17/1980**	$43,230	$14,410				13,068 SF	

Rent vs. Own

Households Occupied by Renters:	24%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	41.6 years old	Households:	443
Median Household Income:	$52,235	Households w/Family:	62%
Household Income Per Capita:	$30,503	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Tri-Point Community Unit School District 6-J	Students:	343
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.59Mi.	**Tri-Point Jr High/Elementary** Number of Students: 129 Student-Teacher Ratio: 9.92	B-	Public	4 - 8
12.30Mi.	**Tri Point Elementary School** Number of Students: 116	C	Public	PK - 3

ICE SiteX Report

OrderID: 98809091

Student-Teacher Ratio: 11.37

9.24Mi. **Tri-Point High School** B Public 9 - 12
Number of Students: 98
Student-Teacher Ratio: 7
Advanced Placement: Yes

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	67%	NOTABLY LOWER
BURGLARY	142%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	35%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	83%	LOWER
MURDER	112%	HIGHER
OVERALL	111%	HIGHER

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.

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.