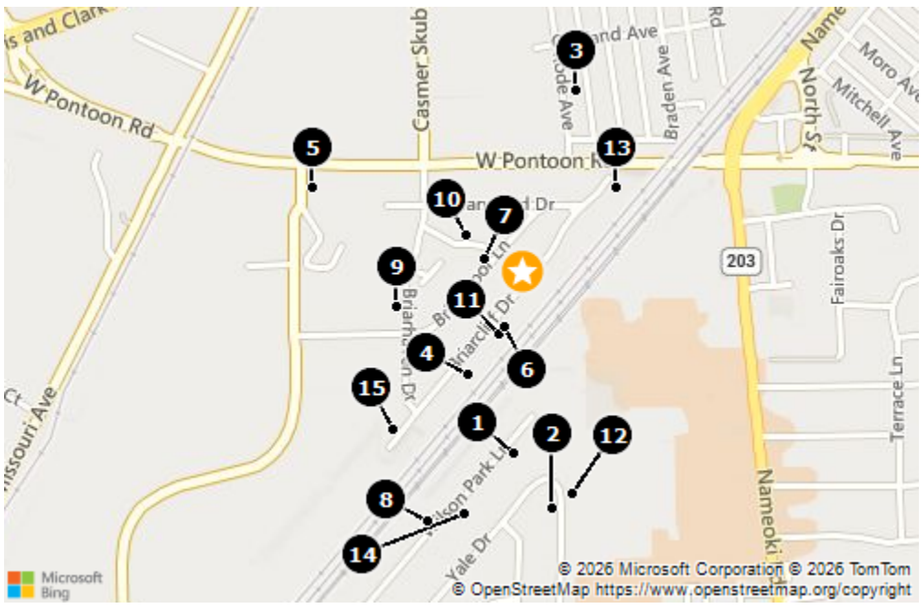
ICE SiteX Report

OrderID: 96413829

SiteX Property Information Report



Subject Property Location

131 BRIARCLIFF DR, GRANITE CITY, IL 62040-2146

County:	**MADISON IL**	Census Tract:	171194002.001004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	22-2-20-08-05-104-039	Thomas Bros Pg-Grid:	

Valuation

Value:	**$100,000**	FSD:	46
Value Range:	$54,000 - $146,000	Confidence Score:	54

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	195
Assd Land Value:	$3,550	Market Land Value:	$10,650	Tax Year:	2024
Assd Improvement:	$26,250	Market Improvment Value:	$78,750	Total Taxable Value:	$2,074
Total Assessed Value:	$29,800	Total Assessor Market Value:	$89,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 131 District: 22

Abbreviated Description:	BRIARCLIFF LOT 131 50X110
City/Muni/Twp:	GRANITE CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1368 SF	Baths:	1	Fireplace:	
Year Built:	1957	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	6	Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Yes
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:	No	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/07/2022	Sales Price:	N/A
Document #:	2022R38629 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/12/2021	Sales Price:	N/A
Document #:	2021R42742 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	N/A
Document #:	2021R08270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/12/2020	Sales Price:	N/A
Document #:	2020R19088 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

ICE SiteX Report

OrderID: 96413829

Mortgage Record

Recording Date:	12/27/2017	Loan Amount:	N/A
Document #:	2017R43795 BK-PG -	Loan Type:	New Conventional
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 131 Section: 8 Subdivision: BRIARCLIFF A SUB
Abbreviated Description: T3N R9W

Prior Transfer

Recording Date:	12/20/2017	Sales Price:	$66,000
Document #:	2017R42953 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 131 District: 22
Abbreviated Description: BRIARCLIFF LOT 131 50X110
City/Muni/Twp: GRANITE CITY

Prior Transfer

Recording Date:	12/20/2017	Sales Price:	$66,000
Document #:	2017R42953 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/15/2017		
Document Type:			

Legal Description:
Lot: 131 Subdivision: BRIARCLIFF SUB Map Ref: PB26 PG8

Mortgage Record

Recording Date:	06/19/2014	Loan Amount:	N/A
Document #:	2014R18684 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2021	Type Finance:	UNK

Legal Description:
Lot: 131 Subdivision: BRIARCLIFF Sec/Twnship/Range: S08T03NR09W 3PM

Prior Transfer

Recording Date:	10/05/2012	Sales Price:	$41,000
Document #:	2012R42318 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	10/01/2012		
Document Type:			

Legal Description:
Lot: 131 Subdivision: BRIARCLIFF Map Ref: MB26 PG8 Sec/Twnship/Range: 0S8T03NR09W 3RD PM

Prior Transfer

Recording Date:	10/05/2012	Sales Price:	N/A
Document #:	2012R42317 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Document Type:			

Legal Description:
Lot: 131 Subdivision: BRIARCLIFF Map Ref: MB26 PG8 Sec/Twnship/Range: S08T03NR09W 3RD PM

Prior Transfer

Recording Date:	02/18/2009	Sales Price:	N/A
Document #:	2009R07670 BK-PG 4650-757	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/02/2004	Loan Amount:	N/A
Document #:	2004R18711 BK-PG 4642-5103	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	

Legal Description:
Lot: 131 Subdivision: BRIARCLIFF Sec/Twnship/Range: S08T03NR09W 3P

Area Sales Analysis

Total Area Sales	$1,864,750	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	992 SF	Median Year Built	1978
Price Range - 2 Yrs	$13,750 to $201,000	Age Range	21 years to 73 years
Median Value	$130,000	Median Age	48 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**440 WILSON PARK LN** **GRANITE CITY, IL 62040-3572**	12/01/2025	$170,000	$163	1040	6//2	2005	SF	
		APN: 22-2-20-08-09-102-009 Document #: 2025R33610 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 9 MapRef: PC 56 PG 182 Abbreviated Description: Lot:9 Map Ref:PC 56 PG 182								
2	.3Mi.	**3365 COLGATE PL** **GRANITE CITY, IL 62040-3630**	11/17/2025	$183,000	$238	768	//3	1984	SF	
		APN: 22-2-20-08-09-101-052 Document #: 2025R32306 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 231 Section: 8 Subdivision: LUEDERS PARK ETATES ADD NO 8 SUB MapRef: PB 49 PG 182 Sec/Twnship/Range: W2 T03N R09W Abbreviated Description: Lot:231 Section:8 Subdivision:LUEDERS PARK ETATES ADD NO 8 SUB Map Ref:PB 49 PG 182Sec/Twnship/Range:W2 T03N R09W								
3	.24Mi.	**4016 RODE AVE** **GRANITE CITY, IL 62040-2222**	09/23/2025	$13,750	$13	1043	5//1	1953	SF	
		APN: 22-2-20-05-17-301-036 Document #: 2025R26597 Document Type: Price Code: F								

ICE SiteX Report

OrderID: 96413829

Land Use: Single Family Residential
Legal: Lot: 24-26 Block: 3 MapRef: PB 15 PG 9 Abbreviated Description: Lot:24-26 Block:3 Map Ref:PB 15 PG 9

4	.15Mi.	**33 BRIARCLIFF DR** **GRANITE CITY, IL 62040-2144**	09/11/2025	$62,000	$64	960	//2	1979	SF

APN: 22-2-20-08-09-101-013 Document #: 2025R25294
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 33-34 Subdivision: BRIARCLIFF ADD NO 1 SUB MapRef: PB 27 PG 15 Abbreviated Description: Lot:33-34 Subdivision:BRIARCLIFF ADD NO 1 SUB Map Ref:PB 27 PG 15

5	.29Mi.	**3514 CENTURY DR** **GRANITE CITY, IL 62040-2166**	09/04/2025	$201,000	$127	1574	6//2	1978	SF

APN: 22-2-20-07-08-201-005 Document #: 2025R24604
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 5 Section: 7 Subdivision: WILLAREDT ACRES SUB MapRef: PB 43 PG 26 Sec/Twnship/Range: NE4 T03N R09W Abbreviated Description: Lot:5 Section:7 Subdivision:WILLAREDT ACRES SUB Map Ref:PB 43 PG 26Sec/Twnship/Range:NE4 T03N R09W

6	.08Mi.	**26 BRIARCLIFF DR** **GRANITE CITY, IL 62040-2144**	08/05/2025	$53,000	$61	864	5//1	1956	SF

APN: 22-2-20-08-05-105-017 Document #: 2025R21378
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 26 Section: 8 Subdivision: BRIARCLIFF SUB MapRef: PB 26 PG 8 Sec/Twnship/Range: NW4 T03N R09W Abbreviated Description: Lot:26 Section:8 Subdivision:BRIARCLIFF SUB Map Ref:PB 26 PG 8Sec/Twnship/Range:NW4 T03N R09W

7	.06Mi.	**169 BRIARMOOR LN** **GRANITE CITY, IL 62040-2156**	07/28/2025	$122,000	$127	960	5//1	1979	SF

APN: 22-2-20-08-05-103-021 Document #: 2025R20596
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 169 Section: 8 Subdivision: BRIARCLIFF NO 2 SUB MapRef: PB 27 PG 16 Sec/Twnship/Range: T03N R09W Abbreviated Description: Lot:169 Section:8 Subdivision:BRIARCLIFF NO 2 SUB Map Ref:PB 27 PG 16Sec/Twnship/Range:T03N R09W

8	.34Mi.	**325 WILSON PARK LN** **GRANITE CITY, IL 62040-3556**	07/21/2025	$130,000	$108	1200	6//1	1973	SF

APN: 22-2-20-08-09-101-041 Document #: 2025R19671
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 108 MapRef: PB 40 PG 92 Abbreviated Description: Lot:108 Map Ref:PB 40 PG 92

9	.17Mi.	**97 BRIARHAVEN DR** **GRANITE CITY, IL 62040-2177**	07/10/2025	$127,500	$133	953	5//1	1972	SF

APN: 22-2-20-08-05-101-008 Document #: 2025R18684
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 97 Section: 8 Subdivision: BRIARCLIFF ADD NO 4 SUB MapRef: PB 40 PG 67 Sec/Twnship/Range: NW4 T03N R09W Abbreviated Description: Lot:97 Section:8 Subdivision:BRIARCLIFF ADD NO 4 SUB Map Ref:PB 40 PG 67Sec/Twnship/Range:NW4 T03N R09W

10	.09Mi.	**82 BRIARVIEW LN** **GRANITE CITY, IL 62040-2158**	07/09/2025	$150,000	$125	1198	6//1	2005	SF

APN: 22-2-20-08-05-103-015 Document #: 2025R18508
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 82 MapRef: PB 40 PG 67 Abbreviated Description: Lot:82 Map Ref:PB 40 PG 67

11	.09Mi.	**27 BRIARCLIFF DR** **GRANITE CITY, IL 62040-2144**	06/30/2025	$91,000	$91	992	5//1	1958	SF

APN: 22-2-20-08-05-105-018 Document #: 2025R17462
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 27 Section: 8 Subdivision: BRIARCLIFF ADD NO 1 SUB MapRef: PB 27 PG 15 Sec/Twnship/Range: NW4 T03N R09W Abbreviated Description: Lot:27 Section:8 Subdivision:BRIARCLIFF ADD NO 1 SUB Map Ref:PB 27 PG 15Sec/Twnship/Range:NW4 T03N R09W

12	.29Mi.	**3400 COLGATE PL** **GRANITE CITY, IL 62040-3652**	06/26/2025	$162,500	$200	812	8//3	1984	SF

APN: 22-2-20-08-09-101-088 Document #: 2025R17267
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 243 Subdivision: LUEDERS PARK ESTATES ADD NO 9 SUB MapRef: PC 51 PG 64 Abbreviated Description: Lot:243 Subdivision:LUEDERS PARK ESTATES ADD NO 9 SUB Map Ref:PC 51 PG 64

13	.16Mi.	**3 BRIARCLIFF DR** **GRANITE CITY, IL 62040-2144**	05/16/2025	$79,000	$84	936	5//1	1956	SF

APN: 22-2-20-08-06-101-011 Document #: 2025R13338
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 3 Section: 8 Subdivision: BRIARCLIFF SUB MapRef: PB 26 PG 8 Sec/Twnship/Range: T03N R09W Abbreviated Description: Lot:3 Section:8 Subdivision:BRIARCLIFF SUB Map Ref:PB 26 PG 8Sec/Twnship/Range:T03N R09W

14	.32Mi.	**408 WILSON PARK LN** **GRANITE CITY, IL 62040-3572**	05/13/2025	$149,000	$122	1212	6//2	2002	8,687 SF

APN: 22-2-20-08-09-102-001 Document #: 2025R12877
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 1 263 275 Section: 8 Subdivision: WILSON PARK ESTATES ADD NO 5 SUB MapRef: PC 56 PG 182 Sec/Twnship/Range: NW4 T03N R09W Abbreviated Description: Lot:1 263 275 Section:8 Subdivision:WILSON PARK ESTATES ADD NO 5 SUB Map Ref:PC 56 PG 182Sec/Twnship/Range:NW4 T03N R09W

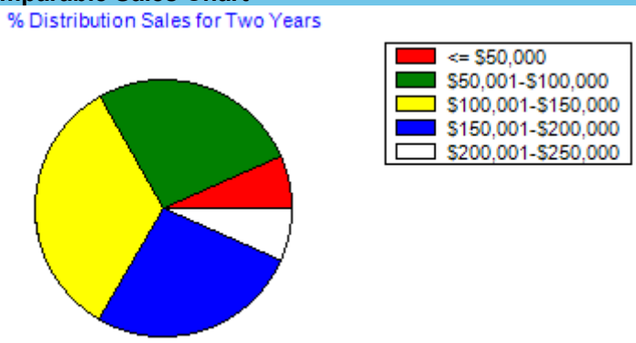
15	.26Mi.	**48 BRIARCLIFF DR** **GRANITE CITY, IL 62040-2144**	04/29/2025	$171,000	$136	1253	5//1	1972	SF

APN: 22-2-20-08-09-101-005 Document #: 2025R11284
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 48 Section: 8 Subdivision: BRIARCLIFF ADD NO 1 SUB MapRef: PB 27 PG 15 Sec/Twnship/Range: NW4 T03N R09W Abbreviated Description: Lot:48 Section:8 Subdivision:BRIARCLIFF ADD NO 1 SUB Map Ref:PB 27 PG 15Sec/Twnship/Range:NW4 T03N R09W

ICE SiteX Report

OrderID: 96413829

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.	**131 BRIARCLIFF DR**	**12/20/2017**	$89,400	$29,800	1,368	6//1	1957		
.01Mi.	**132 BRIARCLIFF DR**	**11/14/2007**	$107,010	$35,670	1,496	5//1	1957		
.01Mi.	**130 BRIARCLIFF DR**	**03/17/2023**	$74,520	$24,840	936	5//1	1957		
.02Mi.	**129 BRIARCLIFF DR**	**02/14/1996**	$77,430	$25,810	936	5//1	1957		
.02Mi.	**133 BRIARCLIFF DR**	**01/25/2016**	$53,580	$17,860	864	5//1	1956	6,534 SF	
.02Mi.	**145 BRIARMOOR LN**	**06/24/1981**	$135,690	$45,230	592	1//2	1971		
.02Mi.	**146 BRIARMOOR LN**	**05/02/2023**	$75,120	$25,040	953	5//1	1971		
.03Mi.	**144 BRIARMOOR LN**	**01/29/2020**	$129,810	$43,270	450	1//2	1971		
.03Mi.	**134 BRIARCLIFF DR**	**02/09/2023**	$60,060	$20,020	864	5//1	1956		
.03Mi.	**148 BRIARMOOR LN**	**05/05/1997**	$75,900	$25,300	953	5//1	1971		
.03Mi.	**19 BRIARCLIFF DR**	**05/11/2023**	$83,070	$27,690	936	5//1	1957		
.03Mi.	**18 BRIARCLIFF DR**	**01/03/1994**	$75,810	$25,270	936	5//1	1957		
.04Mi.	**143 BRIARMOOR LN**	**06/21/2012**	$108,510	$36,170	520	1//1	1958		
.04Mi.	**20 BRIARCLIFF DR**	**08/26/2019**	$79,500	$26,500	936	5//1	1957		
.04Mi.	**17 BRIARCLIFF DR**	**10/06/2021**	$85,590	$28,530	1,224	6//1	1957		
.04Mi.	**127 BRIARCLIFF DR**	**10/12/2021**	$75,510	$25,170	936	5//1	1957		

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	65%

Demographics & Income

Median Age:	39.5 years old	Households:	15,829
Median Household Income:	$61,234	Households w/Family:	64%
Household Income Per Capita:	$30,252	Households w/Family Married:	38%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Granite City Community Unit School District 9	Students:	5,796
Number of Schools:	9	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.95Mi.	**Grigsby Intermediate School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	5 - 6
1.95Mi.	**Granite City Early Childhood Center** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	PK - PK
0.68Mi.	**Coolidge Junior High School** Number of Students: 887 Student-Teacher Ratio: NA	D+	Public	7 - 8
0.93Mi.	**Frohardt Elementary School** Number of Students: 445 Student-Teacher Ratio: NA	D	Public	KG - 4
0.83Mi.	**Granite City High School** Number of Students: 1,883 Student-Teacher Ratio: NA Advanced Placement: Yes	D	Public	9 - 12

ICE SiteX Report

OrderID: 96413829

Flood Report

The Subject Property of **131 BRIARCLIFF DR, GRANITE CITY, IL 62040-2146** 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	127%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	98%	SIMILAR
AGGRAVATED ASSAULT	116%	HIGHER
FORCIBLE RAPE	99%	SIMILAR
MURDER	114%	HIGHER
OVERALL	122%	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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