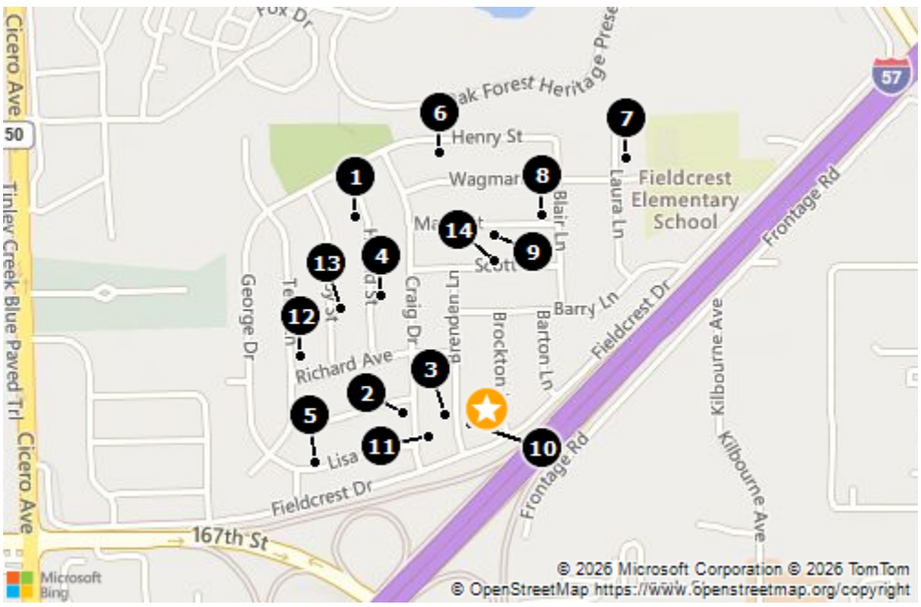
ICE SiteX Report

OrderID: 96687255

SiteX Property Information Report



Subject Property Location

16520 BROCKTON LN, OAK FOREST, IL 60452-4319

County:	**COOK IL**	Census Tract:	170318252.002014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	28-22-415-027	Thomas Bros Pg-Grid:	

Valuation

Value:	**$270,000**	FSD:	7	Common Confidence Score:	87
Value Range:	$251,100 - $288,900	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	13070
Assd Land Value:	$3,208	Market Land Value:	$32,080	Tax Year:	2023
Assd Improvement:	$17,791	Market Improvment Value:	$177,910	Total Taxable Value:	$5,661
Total Assessed Value:	$20,999	Total Assessor Market Value:	$209,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 1,2 District: 13 Subdivision: FIELDCREST SIXTH Sec/Twnship/Range: SEC 22 TWN 36N RNG 13E
Abbreviated Description: (FIELDCREST) (SIXTH) ADD SUB OF PTS OF LTS 1 & 2 NIET FELDT FARMS SUB SECS 22 & 27 SEC 22-36-13
City/Muni/Twp: BREMEN

Property Characteristics

Lot Size:	7,131 SF	Bedrooms:	3	Pool:	
Building Area:	1442 SF	Baths:	1	Fireplace:	
Year Built:	1966	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:		Garage Type:	Detached	Heating:	
Number of Stories:	1+B	Number of Cars:	2	A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/11/2014	Sales Price:	$178,416
Document #:	1434549062 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/03/2014	Sales Price:	$178,416
Document #:	1403457077 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/05/2008	Sales Price:	$187,000
Document #:	0806542106 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1,2 District: 13 Subdivision: FIELDCREST SIXTH Sec/Twnship/Range: SEC 22 TWN 36N RNG 13E
Abbreviated Description: (FIELDCREST) (SIXTH) ADD SUB OF PTS OF LTS 1 & 2 NIET FELDT FARMS SUB SECS 22 & 27 SEC 22-36-13
City/Muni/Twp: BREMEN

Prior Transfer

Recording Date:	03/05/2008	Sales Price:	$187,000

ICE SiteX Report

OrderID: 96687255

Document #:	0806542106 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/29/2008		
Document Type:			

Legal Description:
Lot: 416 Subdivision: FIELDCREST SIXTH ADDITION Sec/Twnship/Range: S22&27T36NR13E 3P
Abbreviated Description: SUBDIVISION PART LOTS1&2 NIEFELDT FARMS

Area Sales Analysis

Total Area Sales	$3,677,500	Median # of Bedrooms	3
Median Lot Size	6,773 SF	Median # of Baths	1
Median Living Area	1,161 SF	Median Year Built	1964
Price Range - 2 Yrs	$145,000 to $350,000	Age Range	56 years to 66 years
Median Value	$281,500	Median Age	62 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**16416 HAROLD ST** **OAK FOREST, IL 60452-4204**	12/23/2025	$285,000	$200	1421	/3/1	1963	6,993 SF	
		APN: 28-22-307-062 Document #: 2535720040 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 101 Block: 9 Subdivision: FIELDCREST THIRD ADDITION MapRef: DOC 2030584 Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated Description: Lot:101 Block:9 Subdivision:FIELDCREST THIRD ADDITION Map Ref:DOC 2030584Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM								
2	.1Mi.	**4401 ADELE LN** **OAK FOREST, IL 60452-4201**	12/23/2025	$318,000	$299	1063	/2/1	1964	7,180 SF	
		APN: 28-22-314-013 Document #: 2535720083 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 13 Block: 3 Subdivision: WILLOWICK ESTATES MapRef: DOC 1861915 Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated Description: Lot:13 Block:3 Subdivision:WILLOWICK ESTATES Map Ref:DOC 1861915Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM								
3	.05Mi.	**16520 BRENDEN LN** **OAK FOREST, IL 60452-4315**	12/10/2025	$232,000	$157	1470	/3/1	1964	6,930 SF	
		APN: 28-22-413-006 Document #: 2534416018 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 14 Subdivision: FIELDCREST MapRef: DOC 1984197 Sec/Twnship/Range: S22&S27 T36NR13E 3PM Abbreviated Description: Lot:14 Subdivision:FIELDCREST Map Ref:DOC 1984197Sec/Twnship/Range:S22&S27 T36NR13E 3PM								
4	.19Mi.	**16453 HAROLD ST** **OAK FOREST, IL 60452-4203**	11/24/2025	$235,000	$234	1002	/3/1	1963	5,564 SF	
		APN: 28-22-308-059 Document #: 2532814060 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 37 Block: 10 Subdivision: FIELD CREST SECOND ADDITION MapRef: DOC 2001563 Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated Description: Lot:37 Block:10 Subdivision:FIELD CREST SECOND ADDITION Map Ref:DOC 2001563Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM								
5	.22Mi.	**4444 LISA LN** **OAK FOREST, IL 60452-4222**	11/24/2025	$145,000	$134	1082	/2/1	1960	6,765 SF	
		APN: 28-22-314-027 Document #: 2532825056 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 27 Block: 3 Subdivision: WILLOWICK ESTATES Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated Description: Lot:27 Block:3 Subdivision:WILLOWICK ESTATES Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM								
6	.32Mi.	**4363 HENRY ST** **OAK FOREST, IL 60452-4324**	11/18/2025	$300,000	$244	1226	/3/1	1967	6,780 SF	
		APN: 28-22-409-048 Document #: 2532210127 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 340 Block: 13 Subdivision: FIELDCREST FIFTH ADDITION MapRef: DOC 2058774 Sec/Twnship/Range: SW4&SE4 S22T36NR513E 3PM Abbreviated Description: Lot:340 Block:13 Subdivision:FIELDCREST FIFTH ADDITION Map Ref:DOC 2058774Sec/Twnship/Range:SW4&SE4 S22T36NR513E 3PM								
7	.35Mi.	**16419 LAURA LN** **OAK FOREST, IL 60452-4350**	11/17/2025	$300,000	$260	1150	/3/1	1970	7,260 SF	
		APN: 28-22-419-010 Document #: 2532110006 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 10 Subdivision: FIELD CREST EIGHTH ADDITION MapRef: DOC 2462313 Sec/Twnship/Range: SE4&NE4 S22T36NR13E 3PM Abbreviated Description: Lot:10 Subdivision:FIELD CREST EIGHTH ADDITION Map Ref:DOC 2462313Sec/Twnship/Range:SE4&NE4 S22T36NR13E 3PM								
8	.25Mi.	**4316 MANN ST** **OAK FOREST, IL 60452-4329**	11/04/2025	$283,000	$248	1140	/3/1	1963	6,160 SF	
		APN: 28-22-410-050 Document #: 2530810035 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 367 Subdivision: FIELDCREST SIXTH ADDITION MapRef: DOC 2094755 Sec/Twnship/Range: S22&S27 T36NR13E 3PM Abbreviated Description: Lot:367 Subdivision:FIELDCREST SIXTH ADDITION Map Ref:DOC 2094755Sec/Twnship/Range:S22&S27 T36NR13E 3PM								
9	.21Mi.	**4335 MANN ST** **OAK FOREST, IL 60452-4328**	10/24/2025	$350,000	$246	1421	/4/2	1962	6,893 SF	
		APN: 28-22-411-040 Document #: 2529710023 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 287 Subdivision: FIELDCREST FIFTH ADDITION Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated Description: Lot:287 Subdivision:FIELDCREST FIFTH ADDITION Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM								
10	.02Mi.	**16529 BRENDEN LN** **OAK FOREST, IL 60452-4314**	10/24/2025	$280,000	$256	1092	/2/1	1968	6,600 SF	
		APN: 28-22-415-012 Document #: 2529720334 Document Type: Price Code: R Land Use: Single Family Residential Legal: Lot: 266 Subdivision: FIELDCREST FOURTH ADDITION MapRef: DOC 20-32574 Sec/Twnship/Range: S22&S27 T36NR13E 3PM Abbreviated Description: Lot:266 Subdivision:FIELDCREST FOURTH ADDITION Map Ref:DOC 20-32574Sec/Twnship/Range:S22&S27 T36NR13E 3PM								
11	.08Mi.	**16527 CRAIG DR** **OAK FOREST, IL 60452-4322**	10/20/2025	$247,500	$235	1051	/3/1	1963	5,671 SF	
		APN: 28-22-316-010 Document #: 2529320196 Document Type: Price Code: R Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 96687255

Legal: Lot: 3 Block: 4 Subdivision: WILLOWICK ESTATES MapRef: DOC 1861915 Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated
Description: Lot:3 Block:4 Subdivision:WILLOWICK ESTATES Map Ref:DOC 1861915Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM

12	.23Mi.	**16465 TERRY LN** **OAK FOREST, IL 60452-4217**	10/14/2025	$180,000	$133	1346	/4/1	1969	5,614 SF

APN: 28-22-306-082 Document #: 2528722231
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 164 Block: 8 Subdivision: FIELDCREST THIRD ADDITION Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated
Description: Lot:164 Block:8 Subdivision:FIELDCREST THIRD ADDITION Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM

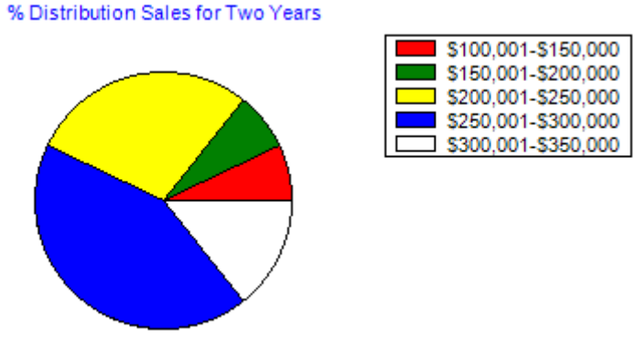
13	.21Mi.	**16451 ROY ST** **OAK FOREST, IL 60452-4213**	10/09/2025	$237,000	$202	1172	/3/1	1965	5,564 SF

APN: 28-22-307-081 Document #: 2528207026
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: FIELDCREST THIRD ADDITION MapRef: DOC T2030584 Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated
Description: Lot:120 Subdivision:FIELDCREST THIRD ADDITION Map Ref:DOC T2030584Sec/Twnship/Range:SW4&SE4 S22T36NR13E 3PM

14	.19Mi.	**4336 SCOTT ST** **OAK FOREST, IL 60452-4331**	10/06/2025	$285,000	$211	1346	/3/2	1967	6,893 SF

APN: 28-22-411-031 Document #: 2527923175
Document Type: Price Code: R
Land Use: Single Family Residential
Legal: Lot: 278 Subdivision: FIELDCREST FIFTH ADDITION MapRef: DOC 2058774 Sec/Twnship/Range: SW4&SE4 S22T36NR13E 3PM Abbreviated
Description: Lot:278 Subdivision:FIELDCREST FIFTH ADDITION Map Ref:DOC 2058774Sec/Twnship/Range:SW4&SE4 S22T36NR13E 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.	**16520 BROCKTON LN**	**03/05/2008**	$209,990	$20,999	1,442	/3/1	1966	7,131 SF	
.01Mi.	**16516 BROCKTON LN**	**01/27/1993**	$219,990	$21,999	1,212	/3/1	1965	7,150 SF	
.01Mi.	**16524 BROCKTON LN**		$229,990	$22,999	2,038	/4/2	1965	7,917 SF	
.02Mi.	**16525 BRENDEN LN**		$210,000	$21,000	1,248	/3/1	1966	6,600 SF	
.02Mi.	**16521 BRENDEN LN**		$200,000	$20,000	1,140	/3/1	1964	6,600 SF	
.02Mi.	**16529 BRENDEN LN**		$200,000	$20,000	1,092	/2/1	1968	6,600 SF	
.02Mi.	**16512 BROCKTON LN**	**06/07/2000**	$239,990	$23,999	2,424	/5/2	1965	7,150 SF	
.03Mi.	**16526 BROCKTON LN**	**05/20/2010**	$229,990	$22,999	1,285	/3/1	1970	7,353 SF	
.03Mi.	**16517 BRENDEN LN**		$220,000	$22,000	1,179	/3/1	1964	6,600 SF	
.03Mi.	**16533 BRENDEN LN**	**07/11/1994**	$219,990	$21,999	1,625	/4/2	1964	7,111 SF	
.03Mi.	**16523 BROCKTON LN**		$229,990	$22,999	1,346	/3/1	1969	11,423 SF	
.04Mi.	**16508 BROCKTON LN**		$229,990	$22,999	2,038	/4/1	1966	7,150 SF	
.04Mi.	**16519 BROCKTON LN**	**06/16/2004**	$240,000	$24,000	1,226	/3/1	1969	6,600 SF	
.04Mi.	**16537 BRENDEN LN**	**07/20/2007**	$229,990	$22,999	1,367	/3/1	1968	7,527 SF	
.04Mi.	**16513 BRENDEN LN**		$220,000	$22,000	1,296	/3/1	1965	6,600 SF	
.04Mi.	**16515 BROCKTON LN**	**04/19/2002**	$210,000	$21,000	1,040	/3/1	1967	6,600 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	40.6 years old	Households:	9,372
Median Household Income:	$93,056	Households w/Family:	70%
Household Income Per Capita:	$39,469	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Prairie-Hills Elementary School District 144	Students:	2,633
Number of Schools:	8	Rating:	C-

ICE SiteX Report

OrderID: 96687255

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.91Mi.	**Prairie-Hills Junior High School** Number of Students: 957 Student-Teacher Ratio: NA	D+	Public	6 - 8
0.39Mi.	**Fieldcrest Elementary School** Number of Students: 230 Student-Teacher Ratio: NA	B	Public	PK - 5
2.51Mi.	**Tinley Park High School** Number of Students: 1,110 Student-Teacher Ratio: NA Advanced Placement: Yes	A	Public	9 - 12

Flood Report

The Subject Property of **16520 BROCKTON LN, OAK FOREST, IL 60452-4319** 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	88%	LOWER
BURGLARY	73%	NOTABLY LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	137%	NOTABLY HIGHER
AGGRAVATED ASSAULT	39%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	57%	NOTABLY LOWER
OVERALL	41%	SIGNIFICANTLY LOWER

Disaster Alerts

7/13/2024 - Severe Tornados, Flooding

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.