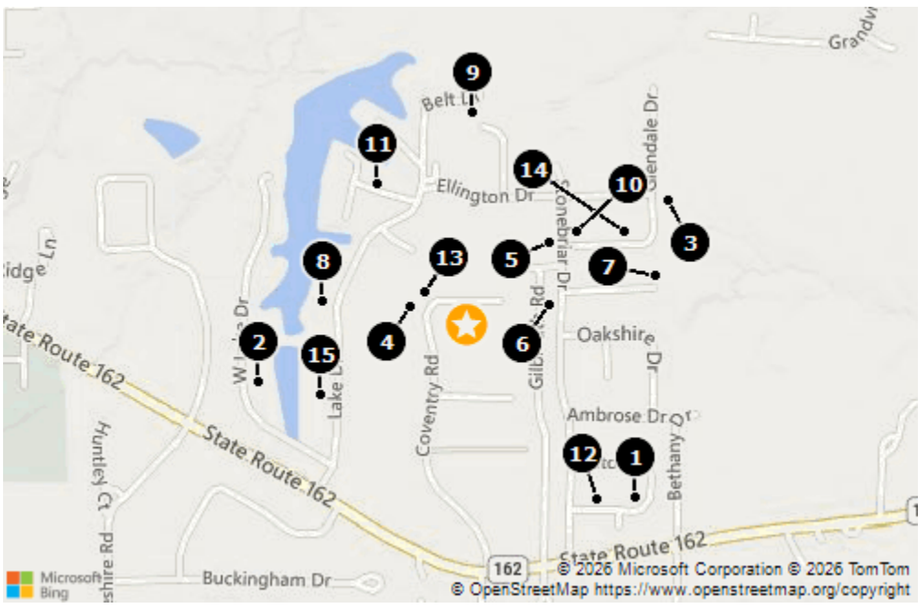
ICE SiteX Report

OrderID: 98458224

SiteX Property Information Report



Subject Property Location

504 COVENTRY RD, TROY, IL 62294-1743

County:	**MADISON IL**	Census Tract:	171194035.311021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	09-2-22-10-00-000-041	Thomas Bros Pg-Grid:	

Valuation

Value:	**$354,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$286,740 - $421,260	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	364
Assd Land Value:	$19,360	Market Land Value:	$58,080	Tax Year:	2025
Assd Improvement:	$81,200	Market Improvment Value:	$243,600	Total Taxable Value:	$6,056
Total Assessed Value:	$100,560	Total Assessor Market Value:	$301,680	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 29 District: 09
Abbreviated Description: BETHANY FARMS LOT 29 149.9X259.3XIRR
City/Muni/Twp: JARVIS

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1928 SF	Baths:	2	Fireplace:	Yes
Year Built:	1977	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	7	Ext Walls:	4
Number of Units:		Garage Type:	Attached	Heating:	Other
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:	Ranch	Basement:	No	Roof Cover:	
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/18/2025	Sales Price:	N/A
Document #:	2025R22775 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2023	Sales Price:	N/A
Document #:	2023R28224 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/20/2023	Sales Price:	$260,000
Document #:	2023R25147 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 29 District: 09
Abbreviated Description: BETHANY FARMS LOT 29 149.9X259.3XIRR
City/Muni/Twp: JARVIS

Prior Transfer

Recording Date:	09/20/2023	Sales Price:	$260,000

ICE SiteX Report

OrderID: 98458224

Document #:	2023R25147 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/15/2023		
Document Type:			

Legal Description:
Lot: 29 Section: 10 Subdivision: BETHANY FARMS SUB Map Ref: PB 46 PG 101 Sec/Twnship/Range: SE4 T03N R07W

Prior Transfer

Recording Date:	06/13/2018	Sales Price:	N/A
Document #:	2018R17848 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	06/06/2018		
Document Type:			

Legal Description:
Lot: 29 Section: 10 Subdivision: BETHANY FARMS SUB Map Ref: PB 46 PG 101
Abbreviated Description: SE4 T03N R07W

Mortgage Record

Recording Date:	07/14/2016	Loan Amount:	N/A
Document #:	2016R23505 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2036	Type Finance:	FIX

Legal Description:
Lot: 29 Subdivision: BETHANY FARMS
Abbreviated Description: SE1/4 S10 T3N R7W

Mortgage Record

Recording Date:	06/16/2006	Loan Amount:	N/A
Document #:	2006R30802 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/26/2031	Type Finance:	

Legal Description:
Lot: 29 Subdivision: BETHANY FARMS Sec/Twnship/Range: SE4 S10T03NR07W 3P

Area Sales Analysis

Total Area Sales	$6,058,500	Median # of Bedrooms	
Median Lot Size	10,454 SF	Median # of Baths	3
Median Living Area	1,681 SF	Median Year Built	2004
Price Range - 2 Yrs	$193,000 to $498,500	Age Range	2 years to 66 years
Median Value	$440,000	Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**215 BRISTOL DR** **TROY, IL 62294-2097**	07/20/2026	$376,000	$222	1690	7//2	2004	25,451 SF	
		APN: 09-2-22-10-20-402-020 Document #: 2026R20748 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 20 Subdivision: STONEBRIAR SUB MapRef: PC 63 PG 92 Abbreviated Description: Lot:20 Subdivision:STONEBRIAR SUB Map Ref:PC 63 PG 92								
2	.27Mi.	**82 W LAKE DR** **TROY, IL 62294-1732**	07/13/2026	$415,000	$247	1680	6//2	1977	SF	Yes
		APN: 09-2-22-10-14-301-007 Document #: 2026R19895 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 82 Subdivision: TWIN LAKES WEST SUB MapRef: PB 34 PG 126 Abbreviated Description: Lot:82 Subdivision:TWIN LAKES WEST SUB Map Ref:PB 34 PG 126								
3	.3Mi.	**540 GLENDALE DR** **TROY, IL 62294-1766**	07/08/2026	$498,500	$263	1892	1//3	2015	11,761 SF	
		APN: 09-2-22-10-02-201-032 Document #: 2026R19446 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 32 Subdivision: STONEBRIAR MANORS PHASE I SUB MapRef: PC 65 PG 48 Abbreviated Description: Lot:32 Subdivision:STONEBRIAR MANORS PHASE I SUB Map Ref:PC 65 PG 48								
4	.1Mi.	**511 COVENTRY RD** **TROY, IL 62294-1743**	07/02/2026	$440,000	$220	1996	10//2	1979	71,439 SF	Yes
		APN: 09-2-22-10-00-000-033 Document #: 2026R18819 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 24 Subdivision: BETHANY FARMS SUB MapRef: PB 46 PG 101 Abbreviated Description: Lot:24 Subdivision:BETHANY FARMS SUB Map Ref:PB 46 PG 101								
5	.15Mi.	**501 STONEBRIAR DR** **TROY, IL 62294-1764**	06/15/2026	$470,000	$285	1645	//3	2024	11,761 SF	
		APN: 09-2-22-10-02-201-010 Document #: 2026R16972 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 10 Subdivision: STONEBRIAR MANORS PHASE I SUB MapRef: PC 65 PG 48 Abbreviated Description: Lot:10 Subdivision:STONEBRIAR MANORS PHASE I SUB Map Ref:PC 65 PG 48								
6	.11Mi.	**309 STONEBRIAR DR** **TROY, IL 62294-1757**	05/21/2026	$450,000	$267	1681	1//3	2021	SF	
		APN: 09-2-22-10-16-401-010 Document #: 2026R14568 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 43 Subdivision: STONEBRIAR SUB MapRef: PC 63 PG 281 Abbreviated Description: Lot:43 Subdivision:STONEBRIAR SUB Map Ref:PC 63 PG 281								
7	.25Mi.	**127 NORWOOD CT** **TROY, IL 62294-1761**	05/12/2026	$452,500	$529	855	1//3	2005	10,454 SF	
		APN: 09-2-22-10-16-401-019 Document #: 2026R13521 Document Type: Price Code: F Land Use: Single Family Residential Legal: Lot: 52 Subdivision: STONEBRIAR SUB MapRef: PC 63 PG 281 Abbreviated Description: Lot:52 Subdivision:STONEBRIAR SUB Map Ref:PC 63 PG 281								
8	.18Mi.	**30 LAKE DR** **TROY, IL 62294-1736**	03/05/2026	$300,000	$181	1652	7//3	1980	SF	
		APN: 09-2-22-10-15-401-016 Document #: 2026R06542								

ICE SiteX Report

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Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 30 Subdivision: TWIN LAKES SUB MapRef: PB 23 PG 168 Abbreviated Description: Lot:30 Subdivision:TWIN LAKES SUB Map Ref:PB 23 PG 168

9	.27Mi.	**624 BRIAR MEADOW CT** **TROY, IL 62294-2188**	02/09/2026	$482,500	$259	1862	1//3	2021	6,889 SF	

APN: 09-2-22-10-02-201-040 Document #: 2026R03844
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 89 MapRef: PC 65 PG 48 Abbreviated Description: Lot:89 Map Ref:PC 65 PG 48

10	.18Mi.	**501 GLENDALE DR** **TROY, IL 62294-1767**	12/31/2025	$485,000	$717	676	10//3	2007	17,815 SF	

APN: 09-2-22-10-02-201-021 Document #: 2025R36831
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 21 Subdivision: STONEBRIAR MANORS PHASE I SUB MapRef: PC 65 PG 48 Abbreviated Description: Lot:21 Subdivision:STONEBRIAR MANORS PHASE I SUB Map Ref:PC 65 PG 48

11	.21Mi.	**59 LAKE SHORE DR** **TROY, IL 62294-1733**	12/15/2025	$193,000	$160	1200	7//2	1962	SF	

APN: 09-2-22-10-11-201-024 Document #: 2025R35296
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 58 59 MapRef: PB 23 PG 168 Abbreviated Description: Lot:58 59 Map Ref:PB 23 PG 168

12	.27Mi.	**203 BRISTOL DR** **TROY, IL 62294-2097**	12/11/2025	$395,000	$368	1071	//3	2003	10,890 SF	Yes

APN: 09-2-22-10-20-402-023 Document #: 2025R34946
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 23 Subdivision: STONEBRIAR SUB MapRef: PC 63 PG 92 Abbreviated Description: Lot:23 Subdivision:STONEBRIAR SUB Map Ref:PC 63 PG 92

13	.09Mi.	**509 COVENTRY RD** **TROY, IL 62294-1743**	12/03/2025	$350,000	$203	1724	8//3	1979	SF	

APN: 09-2-22-10-00-000-034 Document #: 2025R33867
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Subdivision: BETHANY FARMS SUB MapRef: PB 46 PG 101 Abbreviated Description: Subdivision:BETHANY FARMS SUB Map Ref:PB 46 PG 101

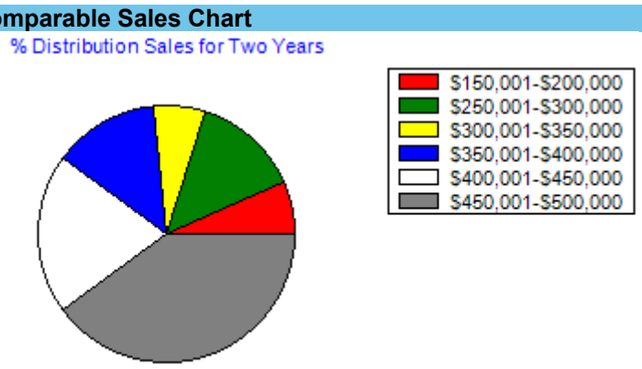
14	.23Mi.	**515 GLENDALE DR** **TROY, IL 62294-1767**	12/03/2025	$478,000	$231	2064	1//3	2013	13,068 SF	

APN: 09-2-22-10-02-201-018 Document #: 2025R33811
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 18 MapRef: PC 65 PG 48 Abbreviated Description: Lot:18 Map Ref:PC 65 PG 48

15	.21Mi.	**18 LAKE DR** **TROY, IL 62294-1736**	11/24/2025	$273,000	$139	1958	7//2	1960	SF	

APN: 09-2-22-10-15-401-010 Document #: 2025R33100
Document Type: Price Code: F
Land Use: Single Family Residential
Legal: Lot: 18 Subdivision: TWIN LAKES SUB MapRef: PB 23 PG 168 Abbreviated Description: Lot:18 Subdivision:TWIN LAKES SUB Map Ref:PB 23 PG 168

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.

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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.	**504 COVENTRY RD**	**09/20/2023**	$301,680	$100,560	1,928	7//2	1977		
.03Mi.	**502 COVENTRY RD**	**09/28/1999**	$309,030	$103,010	1,000	8//2	1978		
.03Mi.	**506 COVENTRY RD**	**10/06/1977**	$272,310	$90,770	1,928	8//2	1977		
.04Mi.	**516 COVENTRY RD**	**06/07/1993**	$383,850	$127,950	832	9//4	1977		
.06Mi.	**505 COVENTRY RD**	**09/18/2020**	$378,930	$126,310	784	9//3	1991		Yes
.06Mi.	**514 COVENTRY RD**	**12/15/2016**	$278,730	$92,910	1,144	8//3	1989		
.06Mi.	**507 COVENTRY RD**	**02/03/1978**	$265,200	$88,400	1,548	7//2	1979		
.06Mi.	**500 COVENTRY RD**	**08/20/2024**	$329,610	$109,870	1,050	7//3	1979		
.07Mi.	**503 COVENTRY RD**	**10/26/2001**	$334,800	$111,600	1,916	6//3	1985		
.07Mi.	**518 COVENTRY RD**	**09/24/2024**	$315,450	$105,150	1,824	8//3	1987	1 SF	Yes
.08Mi.	**501 COVENTRY RD**	**02/27/2025**	$308,670	$102,890	816	8//2	1977		
.09Mi.	**513 COVENTRY RD**	**10/20/2025**	$422,130	$140,710	1,548	7//3	1979		Yes
.09Mi.	**509 COVENTRY RD**	**08/29/2019**	$250,560	$83,520	1,724	8//3	1979		
.09Mi.	**520 COVENTRY RD**	**09/23/2024**	$542,370	$180,790	2,283	7//4	2002		Yes
.09Mi.	**515 COVENTRY RD**	**08/09/2022**	$281,820	$93,940	1,485	7//2	1977		
.1Mi.	**511 COVENTRY RD**	**07/30/2021**	$294,060	$98,020	1,996	10//2	1979	2 SF	Yes

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	40.1 years old	Households:	4,666
Median Household Income:	$95,686	Households w/Family:	69%
Household Income Per Capita:	$42,153	Households w/Family Married:	55%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	36%

School District

School District Zone:	Triad Community Unit School District 2	Students:	4,009
Number of Schools:	6	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.25Mi.	**Triad Middle School** Number of Students: 925 Student-Teacher Ratio: 16.37	A-	Public	6 - 8
0.61Mi.	**Triad High School** Number of Students: 1,218 Student-Teacher Ratio: 16.22 Advanced Placement: Yes	A	Public	9 - 12
0.87Mi.	**Silver Creek Elementary School** Number of Students: 757 Student-Teacher Ratio: 16.28	B+	Public	KG - 5

Flood Report

The Subject Property of **504 COVENTRY RD, TROY, IL 62294-1743** 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	77%	NOTABLY LOWER
BURGLARY	64%	NOTABLY LOWER
MOTOR VEHICLE THEFT	73%	NOTABLY LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	63%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	60%	NOTABLY LOWER
OVERALL	51%	NOTABLY LOWER

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

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