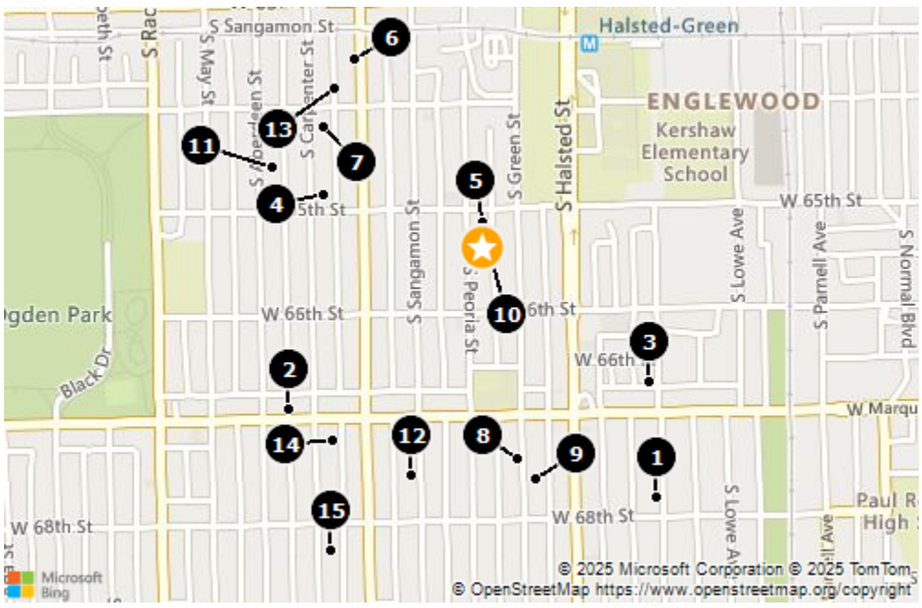
ICE SiteX Report

OrderID: 96132657

SiteX Property Information Report



Subject Property Location

6521 S PEORIA ST, CHICAGO, IL 60621-1907

County:	**COOK IL**	Census Tract:	170316810.002004
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-20-222-008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$251,000**	FSD:	44
Value Range:	$140,560 - $361,440	Confidence Score:	56

County Tax & Assessment

Assessment Year:	2023	Market Value Year:	2023	Tax Rate Code Area:	72082
Assd Land Value:	$1,562	Market Land Value:	$15,620	Tax Year:	2023
Assd Improvement:	$7,937	Market Improvment Value:	$79,370	Total Taxable Value:	$2,004
Total Assessed Value:	$9,499	Total Assessor Market Value:	$94,990	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 72 Subdivision: HART & FRANKS Sec/Twnship/Range: SEC 20 TWN 38N RNG 14E
Abbreviated Description: (HART) & (FRANKS) SUB OF NH SE NE SEC 20-38-14
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	3,125 SF	Bedrooms:		Pool:	
Building Area:	2413 SF	Baths:		Fireplace:	2
Year Built:	1903	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:		Ext Walls:	Masonry
Number of Units:	2	Garage Type:		Heating:	
Number of Stories:	2+B	Number of Cars:		A/C:	
Style:		Basement:	Unfinished	Roof Cover:	Tar&Gravel
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	N/A
Document #:	2510114199 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/27/2018	Sales Price:	N/A
Document #:	1808619007 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	02/21/2018		
Document Type:			

Legal Description:
Lot: 88 Subdivision: HART AND FRANKS SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S20T38NR14E 3PM

Prior Transfer

Recording Date:	01/30/2018	Sales Price:	$180,000
Document #:	1803049014 BK-PG -	Type of Sale:	Sales Price Rounded from Tax
Contract Date:	01/25/2018		
Document Type:			

Legal Description:
Lot: 88 Subdivision: HART AND FRANKS SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S20T38NR14E 3PM

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Prior Transfer

Recording Date:	11/09/2016	Sales Price:	N/A
Document #:	1631416071 BK-PG -	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/18/2016		
Document Type:			

Legal Description:
Lot: 88 Subdivision: HART & FRANKS SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S20T38NR14E 3PM

Prior Transfer

Recording Date:	11/20/2006	Sales Price:	$270,000
Document #:	1808619007 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 72 Subdivision: HART & FRANKS Sec/Twnship/Range: SEC 20 TWN 38N RNG 14E
Abbreviated Description: (HART) & (FRANKS) SUB OF NH SE NE SEC 20-38-14
City/Muni/Twp: LAKE

Prior Transfer

Recording Date:	11/20/2006	Sales Price:	$270,000
Document #:	0632240109 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/02/2006		
Document Type:			

Legal Description:
Lot: 88 Subdivision: HART & FRANKS SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S20T38NR14E 3P

Area Sales Analysis

Total Area Sales	$2,912,055	Median # of Bedrooms	
Median Lot Size	3,125 SF	Median # of Baths	
Median Living Area	2,160 SF	Median Year Built	1898
Price Range - 2 Yrs	$52,000 to $435,000	Age Range	102 years to 137 years
Median Value	$120,000	Median Age	127 years

Comparable Sales Data

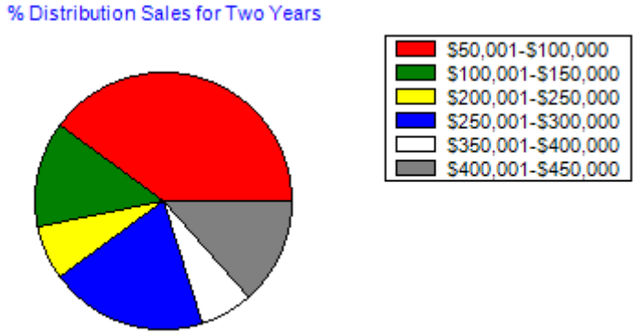
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**6745 S EMERALD AVE CHICAGO, IL 60621-1891**	11/20/2025	$120,000	$33	3531	//	1893	4,736 SF	
		APN: 20-21-301-013 Document #: 2532416040 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 18&19 Block: 2 Subdivision: SMITHS ADDITION Sec/Twnship/Range: NW4SW4 S21T38NR14E 3PM Abbreviated Description: Block:2 Subdivision:SMITHS ADDITION Sec/Twnship/Range:NW4SW4 S21T38NR14E 3PM Abbreviated Description:PORTION LOTS18&19 City/Muni/Twp:NORMALVILLE City/Muni/Twp: NORMALVILLE								
2	.3Mi.	**1048 W MARQUETTE RD CHICAGO, IL 60621-1242**	11/13/2025	$360,000	$170	2112	//	1923	3,250 SF	
		APN: 20-20-226-041 Document #: 2531718265 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 23 Block: 15 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:23 Block:15 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
3	.25Mi.	**6642 S UNION AVE CHICAGO, IL 60621-2563**	11/06/2025	$59,055	$27	2160	//	1898	3,025 SF	
		APN: 20-21-124-018 Document #: 2531007044 Document Type: Price Code: D Land Use: Apartments (generic) Legal: Lot: 5 Block: 2 Subdivision: DUBREUILS SUBDIVISION Sec/Twnship/Range: NW4 S21T38NR14E 3PM Abbreviated Description: Lot:5 Block:2 Subdivision:DUBREUILS SUBDIVISION Sec/Twnship/Range:NW4 S21T38NR14E 3PM								
4	.2Mi.	**6453 S CARPENTER ST CHICAGO, IL 60621-1367**	11/04/2025	$230,000	$111	2064	//	1898	3,125 SF	
		APN: 20-20-211-020 Document #: 2530802060 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 21 Block: 8 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:21 Block:8 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
5	.03Mi.	**6505 S PEORIA ST CHICAGO, IL 60621-1907**	10/22/2025	$120,000	$25	4632	//	1903	3,500 SF	
		APN: 20-20-222-002 Document #: 2529520084 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 2&3 Subdivision: LARS OLSONS SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S20T38NR14E 3PM Abbreviated Description: Lot:2&3 Subdivision:LARS OLSONS SUBDIVISION Sec/Twnship/Range:N2SE4NE4 S20T38NR14E 3PM Abbreviated Description:PORTION LOT3								
6	.29Mi.	**6326 S MORGAN ST CHICAGO, IL 60621-1306**	10/07/2025	$55,000	$39	1380	//	1903	3,125 SF	
		APN: 20-20-203-029 Document #: 2528021008 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 41 Block: 1 Subdivision: WEDDELL AND COWS SUBDIVISION Sec/Twnship/Range: W27NE4 S20T38NR14E 3PM Abbreviated Description: Lot:41 Block:1 Subdivision:WEDDELL AND COWS SUBDIVISION Sec/Twnship/Range:W27NE4 S20T38NR14E 3PM								
7	.24Mi.	**6409 S CARPENTER ST CHICAGO, IL 60621-1329**	09/10/2025	$63,000	$32	1932	//	1893	3,125 SF	
		APN: 20-20-211-004 Document #: 2525320430 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 4 Block: 8 Subdivision: WEDDELL AND COS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:4 Block:8 Subdivision:WEDDELL AND COS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
8	.25Mi.	**6718 S GREEN ST CHICAGO, IL 60621-1810**	09/09/2025	$100,000	$42	2342	//	1898	3,125 SF	
		APN: 20-20-406-029 Document #: 2525222102 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 54 Block: 1 Subdivision: BENEDICTS SUBDIVISION Sec/Twnship/Range: NE4SE4 S20T38NR14E 3PM Abbreviated Description: Lot:54 Block:1 Subdivision:BENEDICTS SUBDIVISION Sec/Twnship/Range:NE4SE4 S20T38NR14E 3PM								
9	.29Mi.	**6735 S GREEN ST**	08/25/2025	$270,000	$119	2260	//	1898	3,125 SF	

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		CHICAGO, IL 60621-1809							
	APN: 20-20-407-013 Document #: 2523702117 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 32 Block: 1 Subdivision: BENEDICTS SUBDIVISION Sec/Twnship/Range: NE4SE4 S20T38NR14E 3PM Abbreviated Description: Lot:32 Block:1 Subdivision:BENEDICTS SUBDIVISION Sec/Twnship/Range:NE4SE4 S20T38NR14E 3PM								
10	.01Mi.	**6517 S PEORIA ST**	08/05/2025	$415,000	$169	2454	//	1904	3,125 SF
		CHICAGO, IL 60621-1907							
	APN: 20-20-222-006 Document #: 2521731040 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 90 Subdivision: HART AND FRANKS SUBDIVISION Sec/Twnship/Range: N2SE4NE4 S20T38NR14E 3PM Abbreviated Description: Lot:90 Subdivision:HART AND FRANKS SUBDIVISION Sec/Twnship/Range:N2SE4NE4 S20T38NR14E 3PM								
11	.27Mi.	**6433 S ABERDEEN ST**	07/08/2025	$265,000	$122	2172	//	1888	3,125 SF
		CHICAGO, IL 60621-1364							
	APN: 20-20-210-011 Document #: 2518922057 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 14 Block: 7 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:14 Block:7 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
12	.28Mi.	**6728 S SANGAMON ST**	07/08/2025	$300,000	$170	1760	//	1888	3,125 SF
		CHICAGO, IL 60621-1826							
	APN: 20-20-404-031 Document #: 2518923194 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 58 Block: 2 Subdivision: BENEDICTS SUBDIVISION Sec/Twnship/Range: NE4SE4 S20T38NR14E 3PM Abbreviated Description: Lot:58 Block:2 Subdivision:BENEDICTS SUBDIVISION Sec/Twnship/Range:NE4SE4 S20T38NR14E 3PM								
13	.28Mi.	**6345 S CARPENTER ST**	05/27/2025	$52,000	$32	1596	//	1898	3,125 SF
		CHICAGO, IL 60621-1327							
	APN: 20-20-203-019 Document #: 2514727032 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 23 Block: 1 Subdivision: WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range: W2NE4 S20T38NR14E 3PM Abbreviated Description: Lot:23 Block:1 Subdivision:WEDDELL AND COXS SUBDIVISION Sec/Twnship/Range:W2NE4 S20T38NR14E 3PM								
14	.3Mi.	**6709 S CARPENTER ST**	05/23/2025	$435,000	$109	3960	//	1912	3,750 SF
		CHICAGO, IL 60621-1255							
	APN: 20-20-403-003 Document #: 2514308026 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 44&45 Block: 1 Subdivision: LEES SUBDIVISION Sec/Twnship/Range: W2SW4 S20T38NR14E 3PM Abbreviated Description: Block:1 Subdivision:LEES SUBDIVISION Sec/Twnship/Range:W2SW4 S20T38NR14E 3PM Abbreviated Description:PORTION LOTS44&45								
15	.41Mi.	**6811 S CARPENTER ST**	05/19/2025	$68,000	$38	1764	//	1893	3,125 SF
		CHICAGO, IL 60621-1131							
	APN: 20-20-411-005 Document #: 2513930149 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 43 Block: 8 Subdivision: LEES SUBDIVISION Sec/Twnship/Range: W2SE4 S20T38NR14E 3PM Abbreviated Description: Lot:43 Block:8 Subdivision:LEES SUBDIVISION Sec/Twnship/Range:W2SE4 S20T38NR14E 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.

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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.	**6521 S PEORIA ST**	**11/20/2006**	$94,990	$9,499	2,413		1903	3,125 SF	
0Mi.	**6523 S PEORIA ST**	**05/30/2003**	$79,990	$7,999	2,848		1908	3,125 SF	
0Mi.	**6519 S PEORIA ST**							3,125 SF	
.01Mi.	**6525 S PEORIA ST**		$34,990	$3,499	2,596		1903	3,125 SF	
.01Mi.	**6517 S PEORIA ST**		$89,990	$8,999	2,454		1904	3,125 SF	
.01Mi.	**6529 S PEORIA ST**		$34,990	$3,499	2,438		1900	3,125 SF	
.02Mi.	**6511 S PEORIA ST**		$74,990	$7,499	5,160		1903	4,687 SF	
.02Mi.	**6531 S PEORIA ST**		$49,540	$4,954	2,550		1901	3,125 SF	
.02Mi.	**6509 S PEORIA ST**		$45,000	$4,500	2,750		1901	3,478 SF	
.02Mi.	**6533 S PEORIA ST**	**08/10/2010**	$64,990	$6,499	2,504		1906	3,125 SF	
.03Mi.	**6520 S GREEN ST**		$7,650	$765					
.03Mi.	**6522 S GREEN ST**		$39,990	$3,999	3,014		1898	4,687 SF	
.03Mi.	**6507 S PEORIA ST**		$34,990	$3,499	2,998		1903	3,485 SF	
.03Mi.	**6518 S GREEN ST**		$15,520	$1,552					
.03Mi.	**6535 S PEORIA ST**	**10/08/2013**	$79,990	$7,999	2,354		1900	3,125 SF	
.03Mi.	**6528 S GREEN ST**	**05/01/2003**	$35,000	$3,500	2,196		1900	4,687 SF	

Rent vs. Own

Households Occupied by Renters:	57%	Households Occupied by Owners:	19%

Demographics & Income

Median Age:	38.2 years old	Households:	11,485
Median Household Income:	$36,909	Households w/Family:	51%
Household Income Per Capita:	$18,343	Households w/Family Married:	13%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Chicago Public School District 299	Students:	341,382
Number of Schools:	649	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.69Mi.	**Robeson High School**	NA	Public	9 - 12
Number of Students: NA				
Student-Teacher Ratio: NA				
0.27Mi.	**Mays Elementary Community Academy**	NA	Public	PK - 8
Number of Students: NA				
Student-Teacher Ratio: NA				

Flood Report

The Subject Property of **6521 S PEORIA ST, CHICAGO, IL 60621-1907** 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	153%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	155%	NOTABLY HIGHER
FORCIBLE ROBBERY	64%	NOTABLY LOWER
AGGRAVATED ASSAULT	182%	NOTABLY HIGHER
FORCIBLE RAPE	125%	HIGHER
MURDER	144%	NOTABLY HIGHER
OVERALL	180%	NOTABLY HIGHER

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.
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