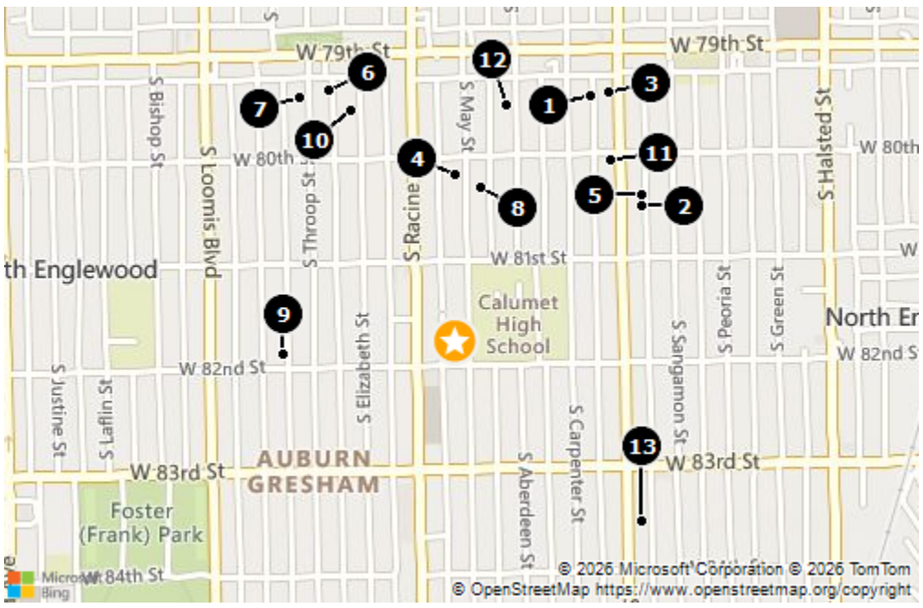
ICE SiteX Report

OrderID: 98722909

SiteX Property Information Report



Subject Property Location

8146 S MAY ST, CHICAGO, IL 60620-3006

County:	**COOK IL**	Census Tract:	170317108.006003
Property Use:	Apartments (generic)	Zoning:	
Parcel Number:	20-32-216-034	Thomas Bros Pg-Grid:	

Valuation

Value:	**$261,000**	FSD:	47	Common Confidence Score:	14
Value Range:	$138,330 - $383,670	ICE Confidence Score:	53		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	72001
Assd Land Value:	$2,188	Market Land Value:	$21,880	Tax Year:	2024
Assd Improvement:	$11,813	Market Improvment Value:	$118,130	Total Taxable Value:	$2,813
Total Assessed Value:	$14,001	Total Assessor Market Value:	$140,010	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 72 Sec/Twnship/Range: SEC 32 TWN 38N RNG 14E
City/Muni/Twp: LAKE

Property Characteristics

Lot Size:	4,375 SF	Bedrooms:		Pool:	
Building Area:	2830 SF	Baths:		Fireplace:	2
Year Built:	1926	Partial Baths:		Type Const:	Masonry
Number of Buildings:		Number of Rooms:	11	Ext Walls:	Masonry
Number of Units:	3	Garage Type:	Detached	Heating:	Hot Water
Number of Stories:	2+B	Number of Cars:	2	A/C:	N
Style:		Basement:	Partial	Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/29/2025	Sales Price:	$345,000
Document #:	2502902008 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/01/2024	Sales Price:	$345,000
Document #:	2430623219 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/12/2022	Sales Price:	$290,450
Document #:	2228513450 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	09/19/2022	Loan Amount:	N/A
Document #:	2226201117 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	10/01/2052	Type Finance:	

ICE SiteX Report

OrderID: 98722909

Legal Description:
Lot: 14 Block: 22 Subdivision: CHESTER HIGHLANDS 5TH ADDITION Sec/Twnship/Range: SW4NE4 S32T38NR14E 3PM
City/Muni/Twp: AUBURN PARK

Prior Transfer

Recording Date:	10/22/2021	Sales Price:	$85,000
Document #:	2129528184 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	10/12/2021		
Document Type:			

Legal Description:
Lot: 14 Block: 22 Subdivision: CHESTER HIGHLANDS 5TH ADDITION Sec/Twnship/Range: SW4NE4 S32T38NR14E 3PM
City/Muni/Twp: AUBURN PARK

Prior Transfer

Recording Date:	10/12/2021	Sales Price:	$85,000
Document #:	2129528184 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
District: 72 Sec/Twnship/Range: SEC 32 TWN 38N RNG 14E
City/Muni/Twp: LAKE

Area Sales Analysis

Total Area Sales	$3,734,500	Median # of Bedrooms	
Median Lot Size	3,968 SF	Median # of Baths	
Median Living Area	2,688 SF	Median Year Built	1916
Price Range - 2 Yrs	$90,000 to $475,000	Age Range	100 years to 116 years
Median Value	$255,000	Median Age	110 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.34Mi.	**7923 S CARPENTER ST** **CHICAGO, IL 60620-3053**	09/04/2026	$255,000	$112	2272	10//	1910	3,250 SF	
		APN: 20-32-203-009 Document #: 2624726306 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 14 Block: 1 Subdivision: HIGH RIDGE ADDITION Sec/Twnship/Range: NW4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:14 Block:1 Subdivision:HIGH RIDGE ADDITION Sec/Twnship/Range:NW4NE4 S32T38NR14E 3PM								
2	.28Mi.	**8027 S MORGAN ST** **CHICAGO, IL 60620-3018**	08/25/2026	$375,000	$139	2688	11//	1914	4,375 SF	
		APN: 20-32-212-008 Document #: 2623722167 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 8 Block: 18 Subdivision: CHESTER HIGHLANDS 4TH ADDITION Sec/Twnship/Range: NE4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:8 Block:18 Subdivision:CHESTER HIGHLANDS 4TH ADDITION Sec/Twnship/Range:NE4NE4 S32T38NR14E 3PM								
3	.35Mi.	**7922 S MORGAN ST** **CHICAGO, IL 60620-3015**	08/24/2026	$90,000	$51	1764	5//	1918	3,250 SF	
		APN: 20-32-203-024 Document #: 2623609056 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 43 Block: 1 Subdivision: HIGH RIDGE ADDITION TO AUBURN PARK Sec/Twnship/Range: NW4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:43 Block:1 Subdivision:HIGH RIDGE ADDITION TO AUBURN PARK Sec/Twnship/Range:NW4NE4 S32T38NR14E 3PM								
4	.2Mi.	**8004 S MAY ST** **CHICAGO, IL 60620-3004**	07/31/2026	$355,500	$115	3088	7//	1914	4,000 SF	
		APN: 20-32-208-025 Document #: 2621222024 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 2 Block: 5 Subdivision: HANSEN AND RAYMONDS SUBDIVISION Sec/Twnship/Range: NE4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:2 Block:5 Subdivision:HANSEN AND RAYMONDS SUBDIVISION Sec/Twnship/Range:NE4NE4 S32T38NR14E 3PM								
5	.29Mi.	**8019 S MORGAN ST** **CHICAGO, IL 60620-3018**	07/27/2026	$165,000	$51	3216	8//	1916	4,375 SF	
		APN: 20-32-212-006 Document #: 2620828211 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 6 Block: 18 Subdivision: CHESTER HIGHLANDS FOURTH ADDITION Sec/Twnship/Range: W8NE4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:6 Block:18 Subdivision:CHESTER HIGHLANDS FOURTH ADDITION Sec/Twnship/Range:W8NE4NE4 S32T38NR14E 3PM City/Muni/Twp:AUBURN PARK City/Muni/Twp: AUBURN PARK								
6	.35Mi.	**7917 S THROOP ST** **CHICAGO, IL 60620-3832**	06/17/2026	$140,000	$54	2550	10//	1913	3,968 SF	
		APN: 20-32-106-010 Document #: 2616825000 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 12 Block: 2 Subdivision: AUBURN HIGHLANDS Sec/Twnship/Range: W2 S32T38NR14E 3PM Abbreviated Description: Lot:12 Block:2 Subdivision:AUBURN HIGHLANDS Sec/Twnship/Range:W2 S32T38NR14E 3PM								
7	.36Mi.	**7918 S THROOP ST** **CHICAGO, IL 60620-3831**	06/09/2026	$175,000	$70	2500	9//	1915	3,968 SF	
		APN: 20-32-105-022 Document #: 2616022183 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 38 Block: 3 Subdivision: AUBURN HIGHLAND Sec/Twnship/Range: NW4 S32T38NR14E 3PM Abbreviated Description: Lot:38 Block:3 Subdivision:AUBURN HIGHLAND Sec/Twnship/Range:NW4 S32T38NR14E 3PM								
8	.19Mi.	**8015 S MAY ST** **CHICAGO, IL 60620-3008**	05/18/2026	$453,000	$111	4080	18//	1916	4,000 SF	
		APN: 20-32-209-003 Document #: 2613823046 Document Type: Price Code: R Land Use: Apartments (generic) Legal: Lot: 32 Block: 6 Subdivision: HANSEN AND RAYMONDS SUBDIVISION Sec/Twnship/Range: NW4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:32 Block:6 Subdivision:HANSEN AND RAYMONDS SUBDIVISION Sec/Twnship/Range:NW4NE4 S32T38NR14E 3PM								
9	.21Mi.	**8151 S ADA ST** **CHICAGO, IL 60620-3851**	04/07/2026	$171,000	$71	2398	14//	1920	4,000 SF	
		APN: 20-32-121-015 Document #: 2609731182 Document Type: Price Code: R Land Use: Apartments (generic)								

ICE SiteX Report

OrderID: 98722909

Legal: Lot: 21 Block: 11 Subdivision: AUBURN HIGHLANDS Sec/Twnship/Range: NW4 S32T38NR14E 3PM Abbreviated Description: Lot:21 Block:11 Subdivision:AUBURN HIGHLANDS Sec/Twnship/Range:NW4 S32T38NR14E 3PM Abbreviated Description:FIRST ADDITION

10	.31Mi.	**7928 S ELIZABETH ST** **CHICAGO, IL 60620-3824**	04/01/2026	$405,000	$153	2638	7//	1921	3,968 SF

APN: 20-32-106-028 Document #: 2609102120
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 35 Block: 2 Subdivision: AUBURN HIGHLANDS Abbreviated Description: Lot:35 Block:2 Subdivision:AUBURN HIGHLANDS

11	.28Mi.	**8000 S MORGAN ST** **CHICAGO, IL 60620-3017**	03/03/2026	$245,000	$31	7848	24//	1922	6,097 SF

APN: 20-32-211-014 Document #: 2606229090
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 1&2 Block: 8 Subdivision: HIGH RIDGE ADDITION Sec/Twnship/Range: NW4NE4 S32T38NR14E TTPM Abbreviated Description: Lot:1&2 Block:8 Subdivision:HIGH RIDGE ADDITION Sec/Twnship/Range:NW4NE4 S32T38NR14E TTPM City/Muni/Twp:AUBURN City/Muni/Twp: AUBURN

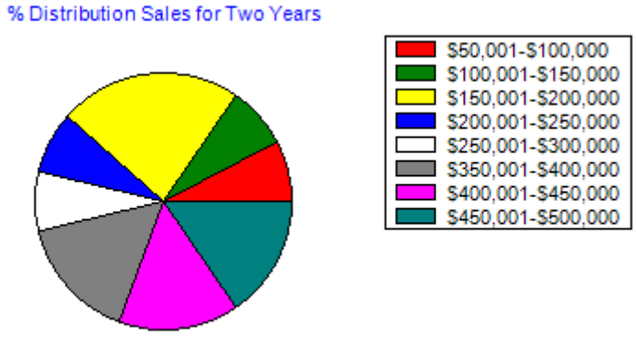
12	.28Mi.	**7934 S ABERDEEN ST** **CHICAGO, IL 60620-3048**	02/05/2026	$475,000	$165	2874	9//	1916	3,968 SF

APN: 20-32-201-028 Document #: 2603620139
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 32 Block: 3 Subdivision: HANSEN AND RAYMONDS SUBDIVISION Sec/Twnship/Range: NW4NE4 S32T38NR14E 3PM Abbreviated Description: Lot:32 Block:3 Subdivision:HANSEN AND RAYMONDS SUBDIVISION Sec/Twnship/Range:NW4NE4 S32T38NR14E 3PM

13	.31Mi.	**8331 S MORGAN ST** **CHICAGO, IL 60620-5580**	01/21/2026	$430,000	$158	2712	10//	1926	2,775 SF

APN: 20-32-404-011 Document #: 2602120140
Document Type: Price Code: R
Land Use: Apartments (generic)
Legal: Lot: 36 Block: 5 Subdivision: HILLS SUBDIVISION Abbreviated Description: Lot:36 Block:5 Subdivision:HILLS SUBDIVISION Abbreviated Description:STR: E2SE4 S32&W2SW4 S33 T38NR14E 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.	**8146 S MAY ST**	**10/12/2021**	$140,010	$14,001	2,830	11//	1926	4,375 SF	
.01Mi.	**8142 S MAY ST**	**10/05/2017**	$198,260	$19,826	2,910	10//	1929	4,375 SF	
.01Mi.	**8150 S MAY ST**	**11/25/1987**	$210,010	$21,001	2,680	15//	1925	4,375 SF	
.01Mi.	**8140 S MAY ST**	**09/06/2013**	$190,010	$19,001	2,774	9//	1925	4,375 SF	
.01Mi.	**8154 S MAY ST**		$200,010	$20,001	2,830	14//	1925	4,375 SF	
.02Mi.	**8136 S MAY ST**	**11/06/2020**	$250,010	$25,001	2,774	12//	1926	4,375 SF	
.02Mi.	**8156 S MAY ST**	**09/18/2018**	$190,010	$19,001	2,896	8//	1925	4,723 SF	
.03Mi.	**8132 S MAY ST**		$180,010	$18,001	3,064	9//	1926	4,375 SF	
.03Mi.	**8151 S RACINE AVE**	**10/02/2020**	$319,848	$79,962				30,980 SF	
.03Mi.	**8128 S MAY ST**	**12/06/2022**	$300,010	$30,001	3,064	12//	1926	4,375 SF	
.04Mi.	**8126 S MAY ST**	**08/04/2021**	$160,010	$16,001	3,064	11//	1926	4,375 SF	
.04Mi.	**1141 W 82ND ST**	**04/01/2011**	$250,010	$25,001	4,194	20//	1925	4,723 SF	
.04Mi.	**8131 S RACINE AVE**	**03/14/2014**						12,500 SF	
.05Mi.	**8122 S MAY ST**	**11/18/2019**	$180,010	$18,001	2,752	8//	1925	4,375 SF	
.05Mi.	**8204 S MAY ST**	**03/29/2016**	$200,010	$20,001	3,300	12//	1927	4,375 SF	
.05Mi.	**8118 S MAY ST**	**01/25/2023**	$190,010	$19,001	2,720	10//	1925	4,375 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	40.3 years old	Households:	25,633
Median Household Income:	$56,989	Households w/Family:	61%
Household Income Per Capita:	$27,836	Households w/Family Married:	19%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

ICE SiteX Report

OrderID: 98722909

School District

School District Zone:	Chicago Public School District 299	Students:	324,130
Number of Schools:	643	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.68Mi.	**Hirsch Metropolitan High School** Number of Students: 183 Student-Teacher Ratio: 11.09 Advanced Placement: Yes	NA	Public	9 - 12
0.38Mi.	**Cook Elementary School** Number of Students: 322 Student-Teacher Ratio: 14	D-	Public	PK - 8

Flood Report

The Subject Property of **8146 S MAY ST, CHICAGO, IL 60620-3006** 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	118%	HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	115%	HIGHER
FORCIBLE ROBBERY	41%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	131%	NOTABLY HIGHER
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	92%	SIMILAR
OVERALL	123%	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.