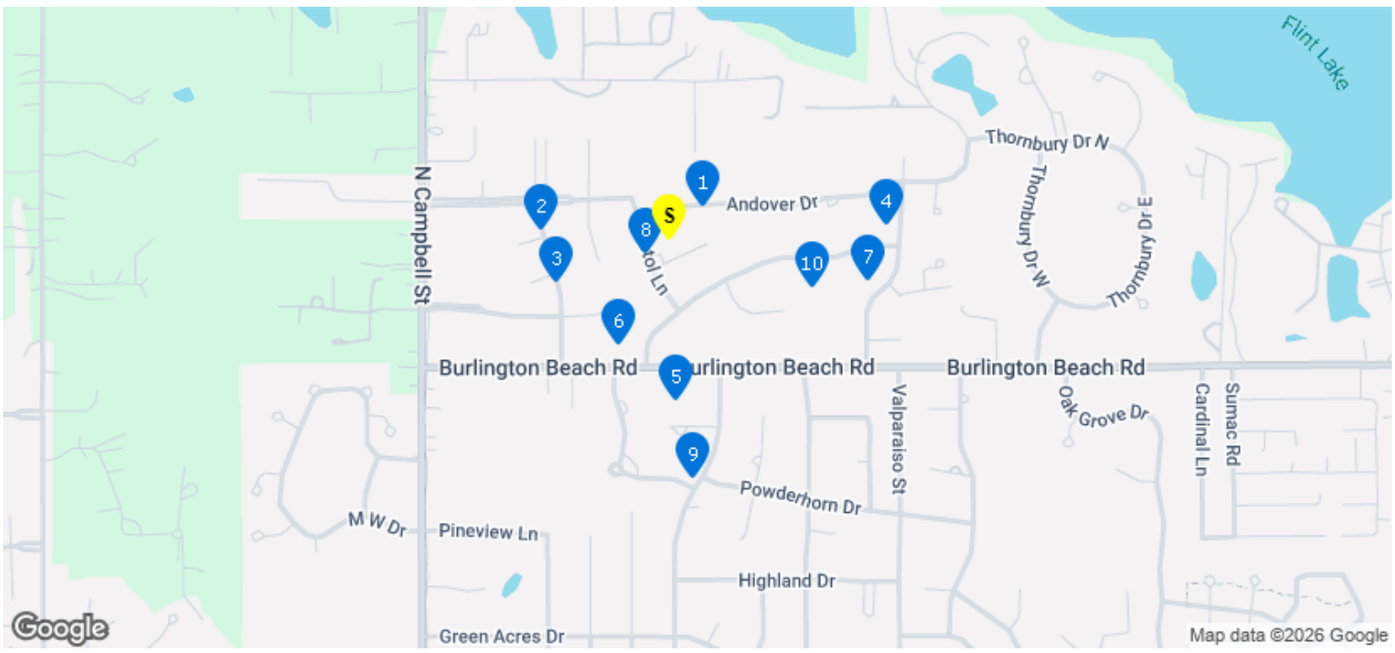
ICE SiteX Report

OrderID: 98757909

SiteX Property Information Report



Subject Property Location

102 ANDOVER DR, VALPARAISO, IN 46383-1388

County:	**PORTER IN**	Census Tract:	0506.02
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	64-09-01-377-001.000-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$428,000**	FSD:	12	Common Confidence Score:	61
Value Range:	$376,640 - $479,360	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1:VALPARAISO (CTR)
Assd Land Value:	$51,200	Market Land Value:	$51,200	Tax Year:	2025
Assd Improvement:	$317,700	Market Improvment Value:	$317,700	Total Taxable Value:	$3,994
Total Assessed Value:	$368,900	Total Assessor Market Value:	$368,900	Delinquent Year:	
				Tax Account ID:	00000987063
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 90 District: 0002 Subdivision: MEADOWS Map Ref: MP 01-15

Abbreviated Description:	CONCORD MEADOWS UNIT 2 LOT 90 DR412 P526
City/Muni/Twp:	CENTER TOWNSHIP

Property Characteristics

Lot Size:	15,115 SF	Bedrooms:	4	Pool:	
Building Area:	2096 SF	Baths:	2	Fireplace:	1
Year Built:	1990	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	11	Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Other
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Partial Basement	Roof Cover:	Asphalt
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
District: 0002 Subdivision: MEADOWS
Abbreviated Description: CONCORD MEADOWS UNIT 2 LOT 90 DR412 P526
City/Muni/Twp: CENTER TOWNSHIP

Area Sales Analysis

Total Area Sales	$3,933,500	Median # of Bedrooms	4
Median Lot Size	13,744 SF	Median # of Baths	2
Median Living Area	2,158 SF	Median Year Built	1987
Price Range - 2 Yrs	$290,000 to $450,000	Age Range	29 years to 59 years
Median Value	$409,250	Median Age	39.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**107 FORDWICK LN**	09/02/2026			2572	10/3/2	1969	16,683 SF	

ICE SiteX Report

OrderID: 98757909

VALPARAISO, IN 46383-1463
APN: 64-09-01-354-015.000-004 Document #: 2026-017316
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Subdivision: CONCORD MEADOWS UNIT 1 MapRef: MB 3 PG 94 Abbreviated Description: Lot:40 Subdivision:CONCORD MEADOWS UNIT 1 Map Ref:MB 3 PG 94City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

2	.13Mi.	**4508 BEDFORD RD**	09/21/2026	$455,000	$201	2266	12/4/2	1992	11,892 SF	

VALPARAISO, IN 46383-1474
APN: 64-09-01-352-002.000-004 Document #: 2026-019143
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Subdivision: GANZS ADDITION TO CONCORD MEADOWS Abbreviated Description: Lot:38 Subdivision:GANZS ADDITION TO CONCORD MEADOWS City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

3	.14Mi.	**110 FORDWICK LN**	10/21/2026			2576	12/3/2	1969	18,165 SF	

VALPARAISO, IN 46383-1417
APN: 64-09-01-379-004.000-004 Document #: 2026-021410
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Subdivision: CONCORD MEADOWS UNIT 1 MapRef: MB 3 PG 19 Abbreviated Description: Lot:14 Subdivision:CONCORD MEADOWS UNIT 1 Map Ref:MB 3 PG 19City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

4	.15Mi.	**304 SALEM CT**	10/14/2026			2246	11/4/2	1969	18,861 SF	

VALPARAISO, IN 46383-1427
APN: 64-09-01-379-006.000-004 Document #: 2026-020868
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Subdivision: CONCORD MEADOWS MapRef: MB 3 PG 94 Abbreviated Description: Lot:16 Subdivision:CONCORD MEADOWS Map Ref:MB 3 PG 94

5	.19Mi.	**252 BEDFORD CIR**	09/01/2026	$425,777	$183	2322	11/3/2	1993	10,106 SF	

VALPARAISO, IN 46383-1394
APN: 64-09-01-351-007.000-004 Document #: 2026-017107
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 66 Subdivision: GANZS ADDITION TO CONCORD MEADOWS MapRef: FILE 14-A-2A Abbreviated Description: Lot:66 Subdivision:GANZS ADDITION TO CONCORD MEADOWS Map Ref:FILE 14-A-2ACity/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

6	.23Mi.	**155 SPECTACLE DR**	04/11/2025			1380	6/3/1	1950	26,397 SF	

VALPARAISO, IN 46383-1060
APN: 64-09-01-303-014.000-003 Document #: 2025-005818
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: CAMPBELL OAKS MapRef: FILE 2-C-4 Abbreviated Description: Lot:5 Subdivision:CAMPBELL OAKS Map Ref:FILE 2-C-4

7	.33Mi.	**453 ANDOVER DR**	10/08/2026			1482	7/3/2	2012	8,276 SF	

VALPARAISO, IN 46385-1300
APN: 64-09-02-477-012.000-004 Document #: 2026-020511
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Subdivision: CAMPBELL MEADOWS SUBDIVISION MapRef: FILE 50-C-2 Abbreviated Description: Lot:17 Subdivision:CAMPBELL MEADOWS SUBDIVISION Map Ref:FILE 50-C-2

8	.33Mi.	**4105 BLOOMINGDALE AVE**	01/23/2025			2904	12/4/2	1969	14,680 SF	

VALPARAISO, IN 46383-1913
APN: 64-09-12-127-023.000-004 Document #: 2025-001109
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: CONCORD WOODS 2ND ADDITION MapRef: MB 3 PG 117 Abbreviated Description: Lot:29 Subdivision:CONCORD WOODS 2ND ADDITION Map Ref:MB 3 PG 117City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

9	.39Mi.	**4309 CAMPBELL ST**	09/03/2026	$478,000	$235	2038	12/3/2	1990	94,525 SF	A

VALPARAISO, IN 46385-1301
APN: 64-09-02-477-028.000-003 Document #: 2026-017549
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal:

10	.55Mi.	**3702 HARMONY CT**	09/02/2026	$285,000	$188	1515	8/3/2	1966	10,193 SF	

VALPARAISO, IN 46383-1847
APN: 64-09-12-176-010.000-004 Document #: 2026-017356
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Subdivision: COOKS CORNERS SECOND ADDITION MapRef: MB 3 PG 11 Abbreviated Description: Lot:42 Subdivision:COOKS CORNERS SECOND ADDITION Map Ref:MB 3 PG 11City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

11	.57Mi.	**4229 OAK GROVE DR**	05/08/2026			2624	8/4/2	1988	13,765 SF	

VALPARAISO, IN 46383-2064
APN: 64-09-12-226-003.000-004 Document #: 2026-008238
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: WOODSIDE VALLEY UNIT C MapRef: FILE 14-E-5E Abbreviated Description: Lot:9 Subdivision:WOODSIDE VALLEY UNIT C Map Ref:FILE 14-E-5ECity/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

12	.68Mi.	**5403 LEISURE DR**	12/30/2024	$265,000	$173	1529	7/3/1	1930	8,712 SF	

VALPARAISO, IN 46383-1134
APN: 64-09-01-277-003.000-003 Document #: 2024-022616
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2&28 Block: 2 Subdivision: HILLCREST PARK MapRef: MR MK PG 131 Abbreviated Description: Lot:2&28 Subdivision:HILLCREST PARK Map Ref:MR MK PG 131Abbreviated Description:EAST 2 OF LOT 2

13	.68Mi.	**3604 CAMPBELL ST**	12/20/2024	$329,900	$245	1348	6/4/3	1955	15,377 SF	

VALPARAISO, IN 46385-1716
APN: 64-09-12-153-001.000-004 Document #: 2024-022224
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: COOKS CORNERS SUBDIVISION MapRef: MR 15 PG 134 Abbreviated Description: Lot:1 Subdivision:COOKS CORNERS SUBDIVISION Map Ref:MR 15 PG 134

14	.7Mi.	**5605 CAMPBELL ST**	10/13/2026	$380,000	$198	1916	8/3/2	1950	166,094 SF	

VALPARAISO, IN 46385-1039
APN: 64-09-02-226-015.000-003 Document #: 2026-020724
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Subdivision: CENTER MINOR 1627 A 1 Abbreviated Description: Lot:1 Subdivision:CENTER MINOR 1627 A 1 City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

15	.7Mi.	**358 BULLSEYE LAKE RD**	07/09/2025				//		261,360 SF	

VALPARAISO, IN 46383-1978

ICE SiteX Report

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APN: 64-09-12-153-007.000-004 Document #: 2025-011600
Document Type: Deed Price Code:
Land Use: Public School (administration, campus, dorms, instruction)
Legal: Sec/Twnship/Range: NW4 S12T35NR06W 2PM Abbreviated Description: Sec/Twnship/Range:NW4 S12T35NR06W 2PM City/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

16	.77Mi.	**3903 OAK GROVE DR** **VALPARAISO, IN 46383-2055**	06/09/2025	1904	8/3/3	1978	15,072 SF

APN: 64-09-12-226-027.000-004 Document #: 2025-009550
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: AMENDED PLAT OF WOODSIDE VALLEY UNIT 6 MapRef: FILE 14-E-5A Abbreviated Description: Lot:106 Subdivision:AMENDED PLAT OF WOODSIDE VALLEY UNIT 6 Map Ref:FILE 14-E-5ACity/Muni/Twp:VALPARAISO City/Muni/Twp: VALPARAISO

17	.81Mi.	**4704 BEAVER RD** **VALPARAISO, IN 46383-0802**	10/19/2026	1018	7/1/1	1927	3,964 SF

APN: 64-10-06-303-003.000-003 Document #: 2026-021197
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 64 Subdivision: CLUB GROUNDS SUBDIVISION MapRef: MB Q PG 18 Abbreviated Description: Lot:64 Subdivision:CLUB GROUNDS SUBDIVISION Map Ref:MB Q PG 18

18	.82Mi.	**1307 REDWING RD** **VALPARAISO, IN 46383-2126**	09/30/2026	952	5/2/1	1930	7,492 SF

APN: 64-10-07-103-020.000-003 Document #: 2026-019934
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39-41 Block: 2 Subdivision: FIRST ADDITION TO BURLINGTON BEACH MapRef: MR P PG 190 Abbreviated Description: Lot:39-41 Block:2 Subdivision:FIRST ADDITION TO BURLINGTON BEACH Map Ref:MR P PG 190

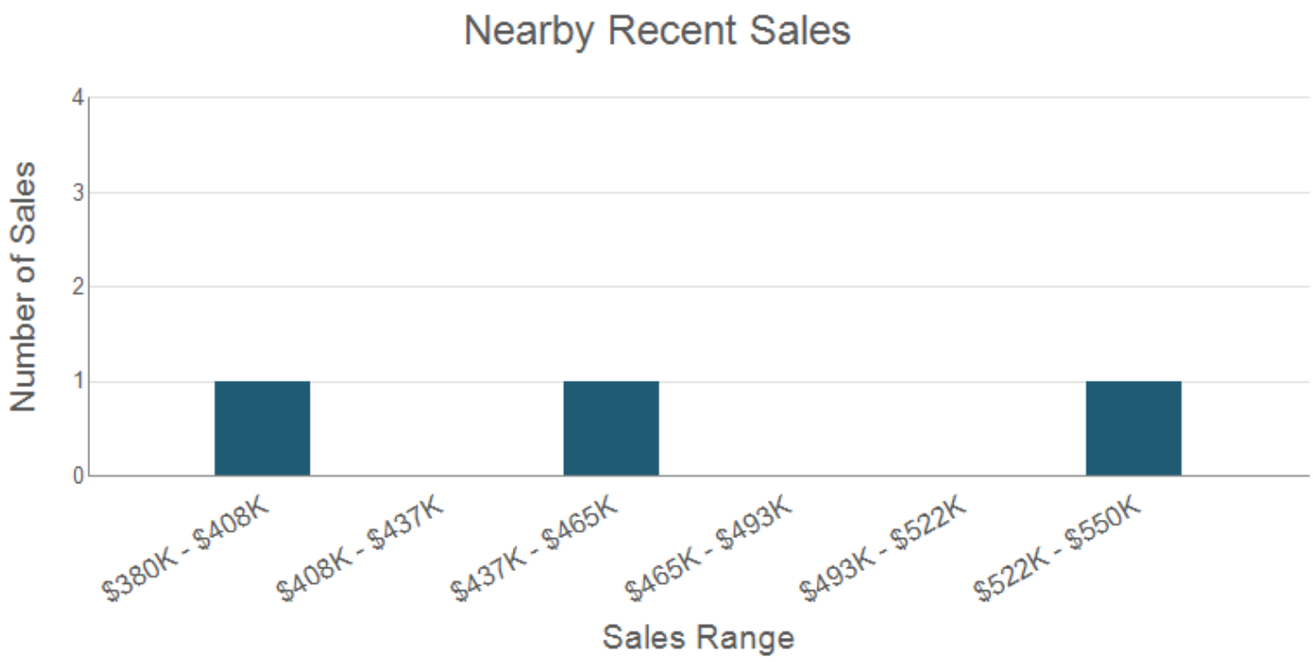
19	.85Mi.	**1416 ISLAND RD** **VALPARAISO, IN 46383-1531**	01/13/2026	1350	6/2/1	1927	5,793 SF

APN: 64-10-06-358-024.000-003 Document #: 2026-000635
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 171 Block: A Subdivision: BURLINGTON BEACH 1ST SUBDIVISION MapRef: MR Q PG 47 Abbreviated Description: Lot:171 Block:A Subdivision:BURLINGTON BEACH 1ST SUBDIVISION Map Ref:MR Q PG 47

20	.86Mi.	**5310 5TH AVE** **VALPARAISO, IN 46383-1103**	05/04/2026	$163,800	$105	1560	7/3/2	1993	5,271 SF

APN: 64-10-06-153-004.000-003 Document #: 2026-007841
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Subdivision: SHADY OAK MapRef: MR 8 PG 577 Sec/Twnship/Range: W2 S06T35NR05W Abbreviated Description: Lot:13 Subdivision:SHADY OAK Map Ref:MR 8 PG 577Sec/Twnship/Range:W2 S06T35NR05W

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.

ICE SiteX Report

OrderID: 98757909

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.	**102 ANDOVER DR**		$368,900	$368,900	2,096	11/4/2	1990	15,115 SF	
.02Mi.	**4504 BRISTOL LN**	**05/07/2010**	$345,300	$345,300	1,954	7/3/2	1976	13,852 SF	A
.02Mi.	**104 ANDOVER DR**	**03/23/2012**	$346,400	$346,400	1,911	8/3/2	1990	15,899 SF	
.03Mi.	**5 ANDOVER DR**	**10/22/2019**	$500,600	$500,600	2,344	11/3/3	1990	9,540 SF	
.04Mi.	**4505 BRISTOL LN**	**11/15/2024**	$272,200	$272,200	2,088	8/3/2	1976	13,286 SF	
.04Mi.	**4601 BRISTOL LN**		$456,100	$456,100	1,852	9/3/2	1990	13,286 SF	
.04Mi.	**101 ANDOVER DR**	**11/19/2021**	$494,600	$494,600	3,100	12/3/2	1989	14,375 SF	
.04Mi.	**4502 BRISTOL LN**		$334,900	$334,900	2,320	9/3/2	1976	16,771 SF	
.04Mi.	**103 SUSSEX CT**	**04/11/2016**	$253,700	$253,700	1,776	8/3/2	1972	14,854 SF	
.04Mi.	**106 ANDOVER DR**	**09/20/2011**	$382,300	$382,300	2,503	11/4/2	1989	15,507 SF	
.04Mi.	**4503 BRISTOL LN**	**09/02/1994**	$299,600	$299,600	2,648	7/4/3	1977	13,983 SF	
.05Mi.	**2 ANDOVER DR**	**12/27/2019**	$377,200	$377,200	2,210	11/4/2	1991	15,507 SF	
.05Mi.	**103 ANDOVER DR**	**08/02/2016**	$553,400	$553,400	2,897	13/4/2	1989	16,553 SF	
.05Mi.	**3 ANDOVER DR**	**04/18/2011**	$321,500	$321,500	2,361	12/4/3	1990	12,371 SF	
.06Mi.	**105 SUSSEX CT**	**10/28/2024**	$375,700	$375,700	2,252	9/4/2	1975	11,848 SF	A
.06Mi.	**4501 BRISTOL LN**	**10/08/1999**	$260,300	$260,300	1,672	8/3/1	1976	13,983 SF	A

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	39.3 years old	Households:	15,894
Median Household Income:	$75,972	Households w/Family:	56%
Household Income Per Capita:	$38,284	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Valparaiso Community Schools	Students:	6,325
Number of Schools:	11	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.01Mi.	**Thomas Jefferson Middle School** Number of Students: 632 Student-Teacher Ratio: 12.15	A-	Public	6 - 8
0.70Mi.	**Cooks Corners Elementary School** Number of Students: 487 Student-Teacher Ratio: 19.48	A	Public	KG - 5
1.23Mi.	**Valparaiso High School** Number of Students: 2,089 Student-Teacher Ratio: 18.49 Advanced Placement: Yes	NA	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	116%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	92%	SIMILAR
MURDER	121%	HIGHER
OVERALL	113%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm 8/11/2026 - Severe Tornados, Flooding

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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