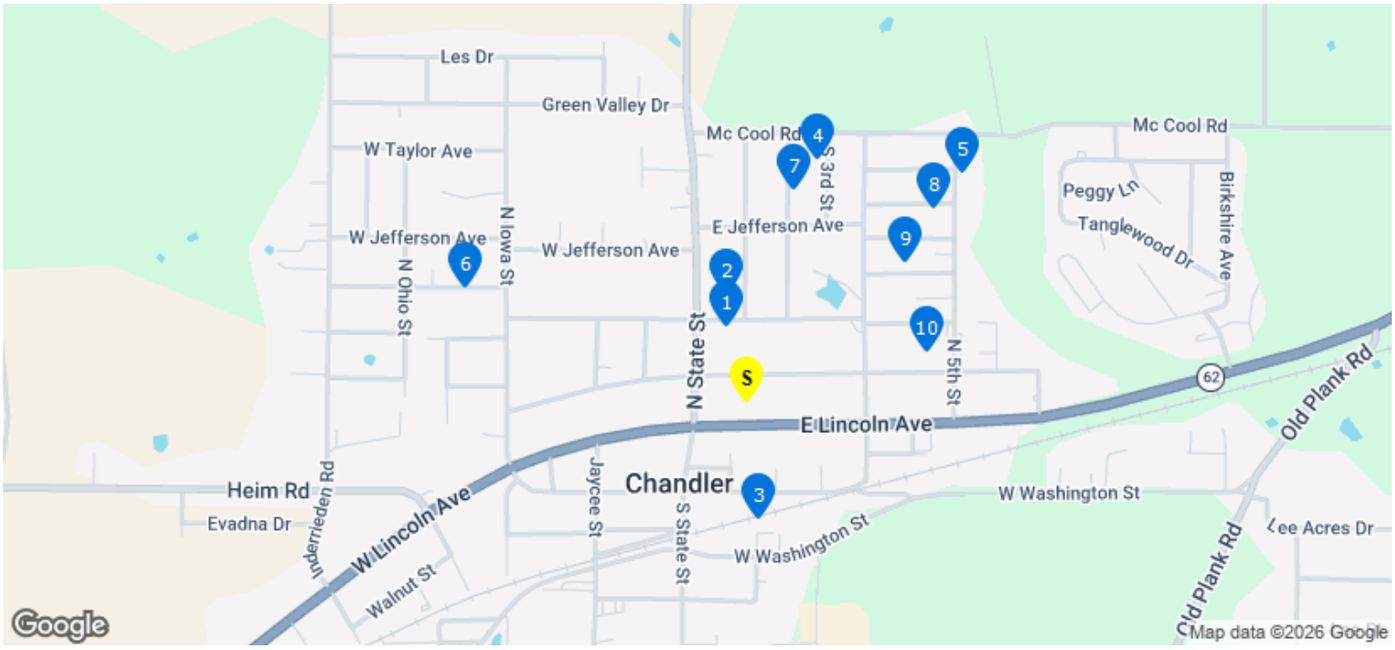
ICE SiteX Report

OrderID: 98775416

SiteX Property Information Report



Subject Property Location

115 E ADAMS AVE, CHANDLER, IN 47610-9816

County:	**WARRICK IN**	Census Tract:	0304.00
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	87-08-36-201-030.000-020	Thomas Bros Pg-Grid:	

Valuation

Value:	**$205,000**	FSD:	25	Common Confidence Score:	28
Value Range:	$153,750 - $256,250	ICE Confidence Score:	75		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$10,100	Market Land Value:	$10,100	Tax Year:	2025
Assd Improvement:	$201,800	Market Improvment Value:	$201,800	Total Taxable Value:	$1,780
Total Assessed Value:	$211,900	Total Assessor Market Value:	$211,900	Delinquent Year:	
				Tax Account ID:	00001009801
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 22 District: 0007 Map Ref: MP 08-36-15-012

Abbreviated Description:	50' W SIDE LOT 22 FAIRVIEW SEC ADD
City/Muni/Twp:	OHIO TOWNSHIP

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	Above ground pool
Building Area:	1256 SF	Baths:	2	Fireplace:	1
Year Built:	1946	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Improved Basement (Finished)	Roof Cover:	Asphalt
		Foundation:	Crawl/Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/17/2025	Sales Price:	N/A
Document #:	2025R-006885 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/18/2019	Sales Price:	N/A
Document #:	2019R-010121 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	11/14/2019	Loan Amount:	N/A
Document #:	2019R-010022 BK-PG -	Loan Type:	Conventional
Contract Date:	11/13/2019		
TD Due Date:	12/01/2049	Type Finance:	

Legal Description:

Lot: MP Subdivision: FAIRVIEW ADDITION Map Ref: MB 2 PG 83
Abbreviated Description: EAST75FT LOT23&W50FT LOT22
City/Muni/Twp: CHANDLER

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Prior Transfer

Recording Date:	11/14/2019	Sales Price:	N/A
			Multiple Parcels Involved in this transaction
Document #:	2019R-010021 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	11/13/2019		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: FAIRVIEW ADDITION Map Ref: MB 2 PG 83
Abbreviated Description: EAST75FT LOT23&W50FT LOT22
City/Muni/Twp: CHANDLER

Prior Transfer

Recording Date:	06/10/2019	Sales Price:	$96,093
Document #:	2019R-004521 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/23/2019	Loan Amount:	N/A
Document #:	2019R-004049 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	05/18/2019		
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Subdivision: ALLIN FAIR VIEW ADDITION Map Ref: 0
Abbreviated Description: EAST75FT LOT23&WEST50FT LOT22
City/Muni/Twp: CHANDLER

Mortgage Record

Recording Date:	03/02/2011	Loan Amount:	N/A
Document #:	2011R-001838 BK-PG -	Loan Type:	Conventional
Contract Date:	02/24/2011		
TD Due Date:	03/01/2041	Type Finance:	

Legal Description:
Subdivision: FAIRVIEW ADDITION Map Ref: 0
City/Muni/Twp: CHANDLER

Prior Transfer

Recording Date:	03/02/2011	Sales Price:	N/A
Document #:	2011R-001837 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	02/24/2011		
Document Type:	Deed		

Legal Description:
Lot: MP Subdivision: FAIRVIEW ADD TO THE TOWN CHANDLER INDIANA PART 2 Map Ref: MB2 PG83
City/Muni/Twp: CHANDLER

Area Sales Analysis

Total Area Sales	$2,023,500	Median # of Bedrooms	3
Median Lot Size	11,544 SF	Median # of Baths	1
Median Living Area	1,379 SF	Median Year Built	1965
Price Range - 2 Yrs	$125,000 to $248,000	Age Range	10 years to 76 years
Median Value	$217,750	Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**304 E LINCOLN AVE** **CHANDLER, IN 47610-9532**	09/10/2026			1008	7/2/1	1948	13,939 SF	

APN: 87-08-36-201-010.000-020 Document #: 2026R-007418
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: FAIRVIEW ADDITION MapRef: PL 2 PG 83 Abbreviated Description: Lot:8 Block:2 Subdivision:FAIRVIEW ADDITION Map Ref:PL 2 PG 83City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

2	.11Mi.	**227 E MONROE AVE** **CHANDLER, IN 47610-9747**	08/18/2026			1359	5/3/1	1958	22,216 SF	

APN: 87-08-36-212-005.000-020 Document #: 2026R-006735
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: SPENCERS SUBDIVISION Tract No: 1&2 MapRef: PL 4 PG 109 Abbreviated Description: Subdivision:SPENCERS SUBDIVISION Tract No:1&2 Map Ref:PL 4 PG 109City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

3	.13Mi.	**114 E WILLIAMS ST** **CHANDLER, IN 47610-9529**	06/18/2026			1968	7/5/1	1920	9,148 SF	P

APN: 87-08-36-209-008.000-020 Document #: 2026R-004835
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 8 Subdivision: WILLIAM OAKTOWN ADDITION Abbreviated Description: Lot:5 Block:8 Subdivision:WILLIAM OAKTOWN ADDITION City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

4	.14Mi.	**310 N 2ND ST** **CHANDLER, IN 47610-9813**	08/26/2026			1127	8/3/1	1956	12,632 SF	

APN: 87-08-36-202-411.000-020 Document #: 2026R-006990
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 4 Subdivision: FAIRVIEW ADDITIONSTO CHANDLER MapRef: MB 3 PG 145 Abbreviated Description: Lot:11 Block:4 Subdivision:FAIRVIEW ADDITIONSTO CHANDLER Map Ref:MB 3 PG 145City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

5	.15Mi.	**319 N 1ST ST** **CHANDLER, IN 47610-9810**	09/02/2026			1758	5/3/1	1963	17,424 SF	

APN: 87-08-36-202-403.000-020 Document #: 2026R-007217
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: FAIRVIEW ADDITION TO CHANDLER MapRef: MB 3 PG 145 Abbreviated Description: Lot:3 Block:4 Subdivision:FAIRVIEW ADDITION TO CHANDLER Map Ref:MB 3 PG 145

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6	.15Mi.	**317 1/2 N STATE ST** **CHANDLER, IN 47610-9798**	05/11/2026	$180,000	$152	1184	6/3/1	1968	12,632 SF	P

APN: 87-08-36-202-104.000-020 Document #: 2026R-003671
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Sec/Twnship/Range: NE4 S36T05SR09W Abbreviated Description: Sec/Twnship/Range:NE4 S36T05SR09W City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

7	.18Mi.	**319 N 2ND ST** **CHANDLER, IN 47610-9813**	08/27/2026			1975	5/3/2	1965	12,197 SF	

APN: 87-08-36-203-503.000-020 Document #: 2026R-007022
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3&4 Subdivision: FAIRVIEW ADDITION MapRef: MB 3 PG 145 Abbreviated Description: Lot:3&4 Subdivision:FAIRVIEW ADDITION Map Ref:MB 3 PG 145City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

8	.21Mi.	**423 N STATE ST** **CHANDLER, IN 47610-9792**	01/08/2026			1754	8/3/1	1954	20,473 SF	

APN: 87-08-36-202-107.000-020 Document #: 2026R-000185
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 1 Subdivision: FAIRVIEW Abbreviated Description: Lot:5 Block:1 Subdivision:FAIRVIEW

9	.22Mi.	**127 W WALNUT ST** **CHANDLER, IN 47610-9508**	04/15/2026			1170	5/3/1	1930	7,405 SF	

APN: 87-08-36-310-107.000-020 Document #: 2026R-002880
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: CHANDLER MapRef: MB I PG 73&80 Abbreviated Description: Lot:7 Block:1 Subdivision:CHANDLER Map Ref:MB I PG 73&80City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

10	.23Mi.	**424 N STATE ST** **CHANDLER, IN 47610-9792**	03/04/2026			8997	//	1957	34,848 SF	

APN: 87-08-36-103-201.000-020 Document #: 2026R-001660
Document Type: Warranty Deed Price Code:
Land Use: Grocery, Supermarket
Legal: Lot: 1&4 Block: 2 Subdivision: FAIRVIEW ADDITION TO CHANDLER Abbreviated Description: Lot:1&4 Block:2 Subdivision:FAIRVIEW ADDITION TO CHANDLER

11	.24Mi.	**222 W ADAMS AVE** **CHANDLER, IN 47610-9709**	09/17/2026			748	5/3/1	1950	6,534 SF	

APN: 87-08-36-101-036.000-020 Document #: 2026R-007650
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25&26 Abbreviated Description: Lot:25&26 Abbreviated Description:PORTION LOT25 City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

12	.24Mi.	**156 W JEFFERSON AVE** **CHANDLER, IN 47610-9799**	07/20/2026			1247	4/2/1	1971	28,750 SF	

APN: 87-08-36-103-107.000-020 Document #: 2026R-005751
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 1 Subdivision: FAIRVIEW ADDITION Tract No: 5 MapRef: MB 4 PG 85 Abbreviated Description: Lot:7 Block:1 Subdivision:FAIRVIEW ADDITION Tract No:5 Map Ref:MB 4 PG 85City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

13	.25Mi.	**513 E MARY ST** **CHANDLER, IN 47610-9321**	08/12/2025	$15,000	$17	895	3/1/1	1910	15,246 SF	

APN: 87-08-36-208-010.000-020 Document #: 2025R-005835
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4&5 Subdivision: MILLERS ADDITION Abbreviated Description: Lot:4&5 Subdivision:MILLERS ADDITION

14	.26Mi.	**301 E WASHINGTON ST** **CHANDLER, IN 47610-9511**	07/17/2026			972	5/2/2	2005	6,534 SF	

APN: 87-08-36-402-024.000-020 Document #: 2026R-005691
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Subdivision: ALEXANDERS SECOND ADDITION Abbreviated Description: Lot:36 Subdivision:ALEXANDERS SECOND ADDITION City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

15	.28Mi.	**528 E MONROE AVE** **CHANDLER, IN 47610-9757**	05/27/2026			2152	8/3/1	1950	10,454 SF	

APN: 87-08-36-210-024.000-020 Document #: 2026R-004049
Document Type: Personal Representatives Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 2 Subdivision: MACERS FOURTH ADDITION MapRef: MB 3 PG 123 Abbreviated Description: Lot:6 Block:2 Subdivision:MACERS FOURTH ADDITION Map Ref:MB 3 PG 123City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

16	.3Mi.	**542 E ADAMS AVE** **CHANDLER, IN 47610-9761**	07/17/2026			1050	7/3/1	1966	19,166 SF	

APN: 87-08-36-210-009.000-020 Document #: 2026R-005702
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 1 Subdivision: MACERS FOURTH ADDITION MapRef: MB 3 PG 110 Abbreviated Description: Lot:8&9 Block:1 Subdivision:MACERS FOURTH ADDITION Map Ref:MB 3 PG 110City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

17	.3Mi.	**527 E MADISON AVE** **CHANDLER, IN 47610-9755**	02/04/2026			1189	5/3/1	1953	10,454 SF	

APN: 87-08-36-210-031.000-020 Document #: 2026R-000898
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 2 Subdivision: MACERS FOURTH ADDITION MapRef: MB 3 PG 123 Abbreviated Description: Lot:13 Block:2 Subdivision:MACERS FOURTH ADDITION Map Ref:MB 3 PG 123City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

18	.31Mi.	**401 S STATE ST** **CHANDLER, IN 47610-9665**	10/22/2026				//		3,049 SF	

APN: 87-08-36-310-314.000-020 Document #: 2026R-008701
Document Type: Warranty Deed Price Code:
Land Use: City, Municipal, Town, Village Owned (Exempt)
Legal: Lot: 1 Block: 3 Subdivision: TOWN OF CHANDLER Abbreviated Description: Lot:1 Block:3 Subdivision:TOWN OF CHANDLER City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

19	.32Mi.	**218 W WALNUT ST** **CHANDLER, IN 47610-9543**	10/20/2026			981	4/2/1	1948	7,405 SF	

APN: 87-08-36-310-718.000-020 Document #: 2026R-008621
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 7 Abbreviated Description: Lot:18 Block:7 City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

20	.33Mi.	**230 N IOWA ST** **CHANDLER, IN 47610-9767**	07/28/2026			1295	4/2/1	1950	8,276 SF	

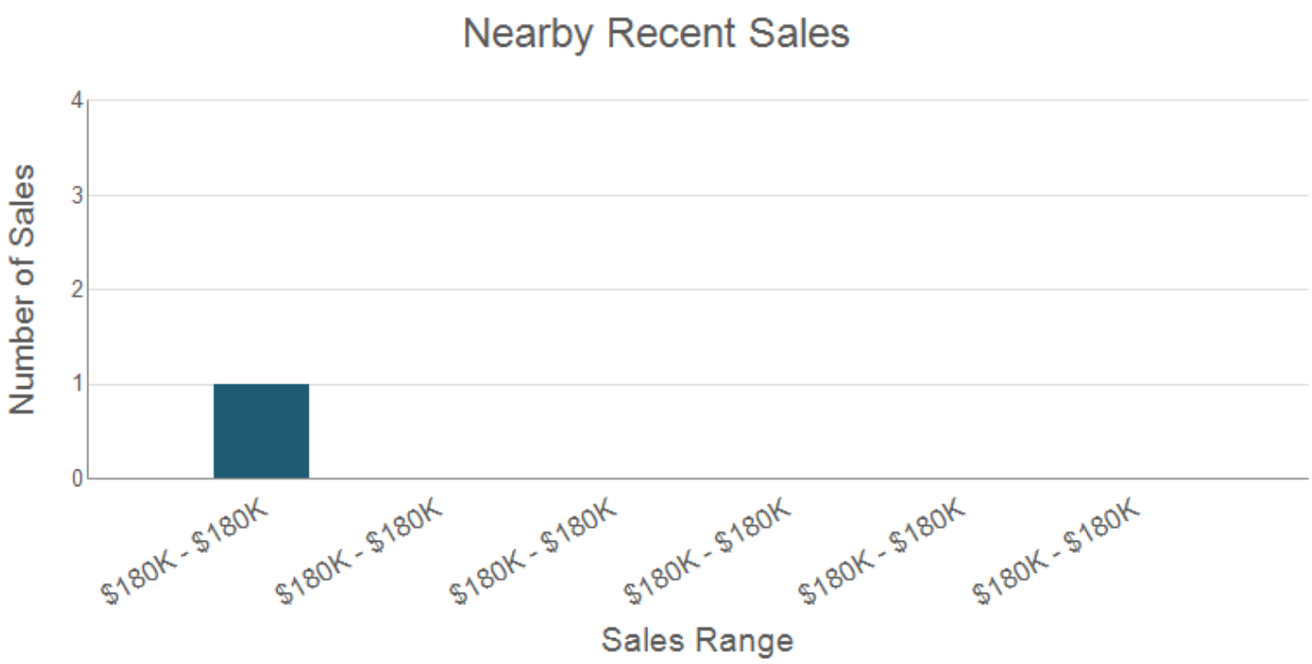
APN: 87-08-36-102-029.000-020 Document #: 2026R-006000

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29&30 Subdivision: FAIRVIEW ADDITION MapRef: MB 3 PG 96 Abbreviated Description: Lot:29&30 Subdivision:FAIRVIEW ADDITION Map Ref:MB 3 PG 96Abbreviated Description:NORTH2 LOT29 City/Muni/Twp:CHANDLER City/Muni/Twp: CHANDLER

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.	**115 E ADAMS AVE**	**11/13/2019**	$211,900	$211,900	1,256	6/3/2	1946	7,405 SF	A
.01Mi.	**201 E ADAMS AVE**	**08/17/2017**	$108,200	$108,200	1,444	5/3/1	1948	11,326 SF	A
.03Mi.	**213 E ADAMS AVE**	**09/05/2024**	$130,900	$130,900	1,148	4/2/1	1946	10,019 SF	
.03Mi.	**121 N STATE ST**	**03/10/2020**	$54,900	$54,900	728	4/2/1	1950	11,761 SF	
.03Mi.	**113 N STATE ST**	**12/05/2012**	$84,900	$84,900	1,064	4/2/1	1950	10,454 SF	
.03Mi.	**201 N STATE ST**	**08/01/2016**	$220,400	$220,400	1,280	5/2/3	1952	26,136 SF	
.04Mi.	**209 E ADAMS AVE**	**02/24/2022**	$83,700	$83,700	624	4/2/1	1943	14,810 SF	
.05Mi.	**128 E ADAMS AVE**	**01/20/2023**	$182,600	$182,600	1,060	4/3/1	1953	19,602 SF	A
.05Mi.	**213 N STATE ST**	**08/30/2006**	$96,400	$96,400	784	4/2/1	1920	34,848 SF	
.06Mi.	**202 E ADAMS AVE**	**02/07/2003**	$107,100	$107,100	880	5/2/1	1958	20,038 SF	
.06Mi.	**116 N STATE ST**	**10/22/2012**	$51,100	$51,100	592	3/1/1	1950	11,326 SF	
.07Mi.	**216 E LINCOLN AVE**	**09/21/2012**	$103,400	$103,400	1,026	4/2/1	1948	8,712 SF	
.07Mi.	**204 E ADAMS AVE**	**12/05/2018**	$173,500	$173,500	1,413	6/3/2	1950	9,583 SF	
.07Mi.	**102 W ADAMS AVE**		$184,100	$184,100	1,708	5/3/2	1953	11,761 SF	
.07Mi.	**202 N STATE ST**	**02/08/2013**	$96,500	$96,500	1,196	9/3/1	1951	13,504 SF	
.07Mi.	**121 E MONROE AVE**	**06/23/2015**	$245,400	$245,400	1,500	8/3/2	2004	25,265 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	40.1 years old	Households:	2,375
Median Household Income:	$75,390	Households w/Family:	68%
Household Income Per Capita:	$37,610	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Warrick County School Corporation	Students:	9,858
Number of Schools:	19	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.16Mi.	**Castle High School**	NA	Public	9 - 12

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Number of Students: 1,953
Student-Teacher Ratio: 17.41
Advanced Placement: Yes

4.73Mi. **Boonville Middle School** Number of Students: 682 Student-Teacher Ratio: 16.05		B+	Public	6 - 8
0.39Mi. **Chandler Elementary School** Number of Students: 495 Student-Teacher Ratio: 15.47		A	Public	KG - 5

Flood Report

The Subject Property of **115 E ADAMS AVE, CHANDLER, IN 47610-9816** 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	131%	NOTABLY HIGHER
BURGLARY	141%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	129%	HIGHER
FORCIBLE ROBBERY	145%	NOTABLY HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	119%	HIGHER
MURDER	109%	SIMILAR
OVERALL	99%	SIMILAR

Disaster Alerts

3/30/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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