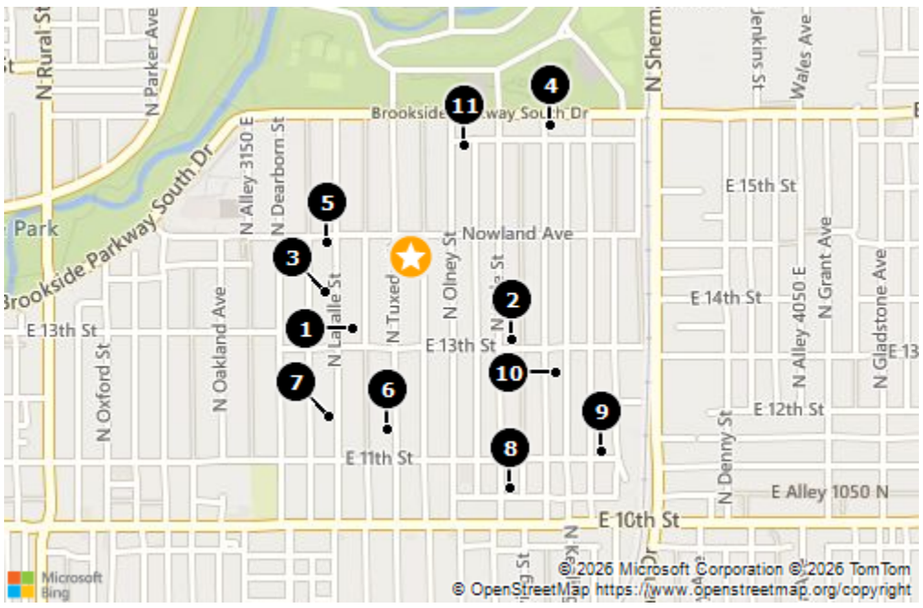
ICE SiteX Report

OrderID: 98328681

SiteX Property Information Report



Subject Property Location

1359 N TUXEDO ST, INDIANAPOLIS, IN 46201-1459

County:	**MARION IN**	Census Tract:	180973526.001004
Property Use:	Single Family Residential	Zoning:	ZO01
Parcel Number:	49-07-32-103-158.000-101	Thomas Bros Pg-Grid:	

Valuation

Value:	**$222,000**	FSD:	16	Common Confidence Score:	45
Value Range:	$186,480 - $257,520	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	101:INDPLS CITY
Assd Land Value:	$6,500	Market Land Value:	$6,500	Tax Year:	2025
Assd Improvement:	$203,300	Market Improvment Value:	$203,300	Total Taxable Value:	$2,381
Total Assessed Value:	$209,800	Total Assessor Market Value:	$209,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 320 District: 0001 Subdivision: S K FLETCHERS SOUTH BROOKSIDE ADD
Abbreviated Description: S K FLETCHERS S BROOKSIDE L15 B 12
City/Muni/Twp: CENTER TOWNSHIP

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	2	Pool:	
Building Area:	1752 SF	Baths:	1	Fireplace:	1
Year Built:	1915	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
Number of Stories:	1.5+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/03/2026	Sales Price:	$193,431
Document #:	A202600008983 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/26/2026	Sales Price:	$193,431
Document #:	A202600006808 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/09/2023	Sales Price:	$197,000
Document #:	A202300065984 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/02/2023		
Document Type:			
Legal Description:			

Lot: 15 Map Ref: PB 4 PG 221

Prior Transfer

Recording Date:	08/09/2023	Sales Price:	N/A
Document #:	A202300065983 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98328681

Contract Date: 07/28/2023
Document Type:
Legal Description:
Lot: 15 Map Ref: PB 4 PG 221

Prior Transfer

Recording Date: 08/08/2023 | Sales Price: N/A
Document #: BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Section: 320 District: 0001 Subdivision: S K FLETCHERS SOUTH BROOKSIDE ADD
Abbreviated Description: S K FLETCHERS S BROOKSIDE L15 B 12
City/Muni/Twp: CENTER TOWNSHIP

Prior Transfer

Recording Date: 04/22/2014 | Sales Price: N/A
Document #: SDF49-2014-5190493 BK-PG - | Type of Sale: Price as "0", "None", "No Consideration"
Document Type:
Legal Description:
Abbreviated Description: SDF 49-2014-5190493;Bk-Pg/Doc not avail from the Assessor File; NbrCd: 143682074

Prior Transfer

Recording Date: 03/01/2010 | Sales Price: $22,000
Document #: A201000018262 BK-PG - | Type of Sale: Full Amount on Deed
Contract Date: 02/25/2010
Document Type:
Legal Description:
Lot: 15 Block: 12

Prior Transfer

Recording Date: 08/29/2006 | Sales Price: N/A
Document #: 2006-0130365 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 07/21/2006
Document Type:
Legal Description:
Lot: 15 Subdivision: S K FLETHERS SOUTH BROOKSDIE ADDITON Legal Unit: 12 Map Ref: MB4 PG211
City/Muni/Twp: INDIANPOLIS

Prior Transfer

Recording Date: 06/21/2006 | Sales Price: $30,225
Document #: 2006-0094571 BK-PG - | Type of Sale: Liens Exceed Value or Assumption of Loan
Contract Date: 05/31/2006
Document Type:
Legal Description:
Lot: 15 Subdivision: SK FLETCHERS SOUTH BROOKSIDE ADDITION Map Ref: MB4 PG221
City/Muni/Twp: INDIANAPOLIS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,532 SF	Median # of Baths	
Median Living Area	1,245 SF	Median Year Built	1915
Price Range - 2 Yrs		Age Range	71 years to 125 years
Median Value		Median Age	111 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1309 N LASALLE ST** **INDIANAPOLIS, IN 46201-1415**	07/07/2026			3056	6/2/	1925	7,579 SF	
		APN: 49-07-32-103-234.000-101 Document #: A202600057637 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 4 Block: 11 MapRef: PB 4 PG 221 Abbreviated Description: Lot:3 4 Block:11 Map Ref:PB 4 PG 221								
2	.16Mi.	**1303 N GALE ST** **INDIANAPOLIS, IN 46201-1442**	07/01/2026			1206	7/4/2	1924	6,011 SF	
		APN: 49-07-32-183-070.000-101 Document #: A202600055662 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 94 MapRef: PB 13 PG 98 Abbreviated Description: Lot:94 Map Ref:PB 13 PG 98								
3	.12Mi.	**1334 N LASALLE ST** **INDIANAPOLIS, IN 46201-1416**	06/30/2026			2836	6/5/3	1924	6,098 SF	
		APN: 49-07-32-103-193.000-101 Document #: A202600055176 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 10 MapRef: PB 4 PG 221 Abbreviated Description: Lot:26 Block:10 Map Ref:PB 4 PG 221								
4	.24Mi.	**3601 BROOKSIDE PARKWAY SOUTH DR** **INDIANAPOLIS, IN 46201-1468**	06/29/2026			1025	7/3/	1920	2,875 SF	
		APN: 49-07-32-164-047.000-101 Document #: A202600054629 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 58 Subdivision: ORVILLE L WEBB TRUSTEES BROOKSIDE PARK ADD SUB MapRef: PB 12 PG 79 Abbreviated Description: Lot:58 Subdivision:ORVILLE L WEBB TRUSTEES BROOKSIDE PARK ADD SUB Map Ref:PB 12 PG 79								
5	.11Mi.	**1366 N LASALLE ST** **INDIANAPOLIS, IN 46201-1416**	06/29/2026			1245	6/3/	1910	4,922 SF	
		APN: 49-07-32-103-199.000-101 Document #: A202600054440								

ICE SiteX Report

OrderID: 98328681

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 10 Subdivision: S E FLETCHERS SOUTH ADD SUB MapRef: PB 4 PG 221 Abbreviated Description: Lot:18 Block:10 Subdivision:S E FLETCHERS SOUTH ADD SUB Map Ref:PB 4 PG 221

6	.22Mi.	**1120 N TUXEDO ST**	05/26/2026	1740	6/3/	1955	6,055 SF	
		INDIANAPOLIS, IN 46201-2263						

APN: 49-07-32-103-298.000-101 Document #: A202600043452
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 6 MapRef: PB 4 PG 221 Abbreviated Description: Lot:30 Block:6 Map Ref:PB 4 PG 221

7	.23Mi.	**1126 N LASALLE ST**	05/18/2026	1000	5/2/	1901	6,055 SF	
		INDIANAPOLIS, IN 46201-2215						

APN: 49-07-32-103-308.000-101 Document #: A202600041301
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 7 MapRef: PB 4 PG 221 Abbreviated Description: Lot:28 Block:7 Map Ref:PB 4 PG 221

8	.32Mi.	**1021 N GALE ST**	04/14/2026	854	6/4/	1914	4,792 SF	
		INDIANAPOLIS, IN 46201-2248						

APN: 49-07-32-183-135.000-101 Document #: A202600030795
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 73 MapRef: PB 13 PG 98 Abbreviated Description: Lot:73 Map Ref:PB 13 PG 98

9	.34Mi.	**1101 N KEALING AVE**	04/13/2026	1672	6/3/	1915	5,532 SF	AboveGround
		INDIANAPOLIS, IN 46201-2241						

APN: 49-07-32-152-121.000-101 Document #: A202600030390
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 52 Abbreviated Description: Lot:52

10	.23Mi.	**1217 N EWING ST**	03/25/2026	2276	6/3/1	1914	4,792 SF	
		INDIANAPOLIS, IN 46201-2234						

APN: 49-07-32-183-037.000-101 Document #: A202600024196
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 146 MapRef: PB 13 PG 98 Abbreviated Description: Lot:146 Map Ref:PB 13 PG 98

11	.15Mi.	**1533 N OLNEY ST**	03/23/2026	1154	7/3/	1910	4,312 SF	
		INDIANAPOLIS, IN 46201-1457						

APN: 49-07-32-164-005.000-101 Document #: A202600023419
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 MapRef: PB 12 PG 79 Abbreviated Description: Lot:9 Map Ref:PB 12 PG 79

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: 98328681

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.	**1359 N TUXEDO ST**	**08/08/2023**	$209,800	$209,800	1,752	5/2/1	1915	6,098 SF	
.01Mi.	**1361 N TUXEDO ST**	**03/22/2022**	$104,500	$104,500	1,092	6/2/	1913	6,098 SF	
.01Mi.	**1355 N TUXEDO ST**	**05/27/2014**	$100,300	$100,300	1,488	6/2/1	1895	6,098 SF	
.02Mi.	**1351 N TUXEDO ST**	**05/22/2023**	$222,800	$222,800	1,280	7/2/	1921	6,098 SF	
.02Mi.	**1367 N TUXEDO ST**	**10/28/2020**	$176,700	$176,700	2,953	6/2/	1925	4,400 SF	
.02Mi.	**3417 NOWLAND AVE**	**12/11/2014**	$102,500	$102,500	1,142	5/2/	1922	2,222 SF	
.02Mi.	**1347 N TUXEDO ST**	**11/08/2019**	$166,200	$166,200	1,773	6/3/1	1924	6,098 SF	
.03Mi.	**1343 N TUXEDO ST**	**09/23/2022**	$156,800	$156,800	1,920	6/2/	1924	6,098 SF	
.03Mi.	**1358 N OLNEY ST**	**04/16/2025**	$203,200	$203,200	2,564	7/2/1	1920	6,098 SF	
.03Mi.	**1401 N TUXEDO ST**	**08/19/2016**	$235,500	$235,500	1,937	5/4/2	1916	7,630 SF	
.04Mi.	**1352 N OLNEY ST**	**11/02/2015**	$112,900	$112,900	960	6/2/	1920	6,098 SF	
.04Mi.	**1366 N TUXEDO ST**	**05/10/2022**	$152,700	$152,700	1,634	8/3/1	1911	3,528 SF	
.04Mi.	**1358 N TUXEDO ST**	**08/24/2022**	$298,300	$298,300	1,724	6/2/1	1910	6,098 SF	
.04Mi.	**1405 N TUXEDO ST**	**04/11/2019**	$135,400	$135,400	2,194	5/2/	1916	4,966 SF	
.04Mi.	**1354 N TUXEDO ST**	**02/01/2019**	$156,100	$156,100	1,640	8/3/1	1924	6,098 SF	
.04Mi.	**1362 N TUXEDO ST**	**03/09/2021**	$197,100	$197,100	1,424	6/2/1	1916	6,098 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	41%

Demographics & Income

Median Age:	34.3 years old	Households:	12,746
Median Household Income:	$46,377	Households w/Family:	44%
Household Income Per Capita:	$25,920	Households w/Family Married:	24%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Indianapolis Public Schools	Students:	21,055
Number of Schools:	50	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.05Mi.	**George Washington High School** Number of Students: 729 Student-Teacher Ratio: 14.58 Advanced Placement: Yes	F	Public	9 - 12
1.27Mi.	**Purdue Polytechnic High School Englewood** Number of Students: 600 Student-Teacher Ratio: 15.79	D-	Public	9 - 12
4.63Mi.	**Arlington Middle School** Number of Students: 365 Student-Teacher Ratio: 11.97	C	Public	6 - 8
3.29Mi.	**Crispus Attucks High School** Number of Students: 1,269 Student-Teacher Ratio: 17.15 Advanced Placement: Yes	F	Public	9 - 12
1.58Mi.	**Arsenal Technical High School** Number of Students: 2,360 Student-Teacher Ratio: 14.94 Advanced Placement: Yes	F	Public	9 - 12
3.33Mi.	**Shortridge High School** Number of Students: 1,206 Student-Teacher Ratio: 14.56	D	Public	9 - 12
4.69Mi.	**Eliza Blaker School 55** Number of Students: 301 Student-Teacher Ratio: 14.33	C-	Public	PK - 5
2.31Mi.	**Benjamin Harrison School 2** Number of Students: 303 Student-Teacher Ratio: 12.12	B+	Public	KG - 5
0.35Mi.	**Brookside School 54** Number of Students: 366 Student-Teacher Ratio: 11.62	C-	Public	PK - 5

ICE SiteX Report

OrderID: 98328681

Flood Report

The Subject Property of **1359 N TUXEDO ST, INDIANAPOLIS, IN 46201-1459** 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	125%	HIGHER
BURGLARY	137%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	128%	HIGHER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	148%	NOTABLY HIGHER
FORCIBLE RAPE	81%	LOWER
MURDER	133%	NOTABLY HIGHER
OVERALL	157%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

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.