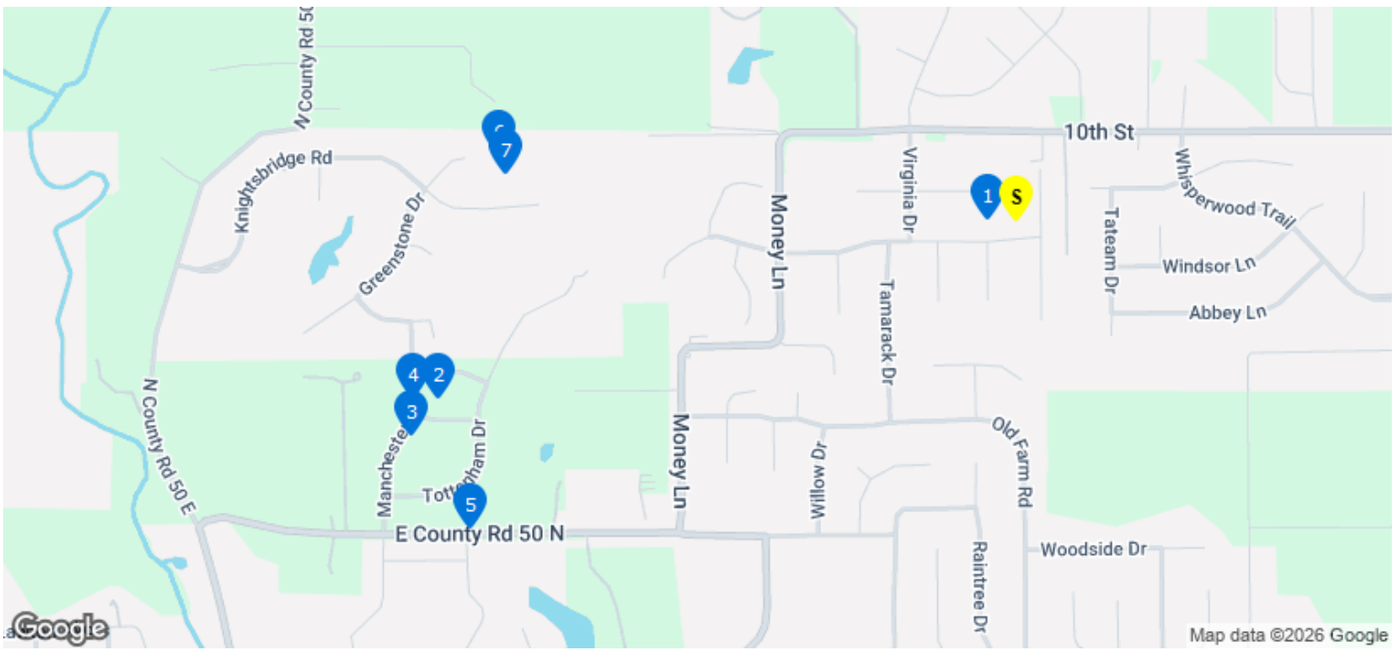
ICE SiteX Report

OrderID: 98815514

SiteX Property Information Report



Subject Property Location

1589 KARYL ANNE CT, DANVILLE, IN 46122-7873

County:	**HENDRICKS IN**	Census Tract:	2105.01
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32-11-02-116-008.000-003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$402,000**	FSD:	14	Common Confidence Score:	61
Value Range:	$345,720 - $458,280	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	17:DANVILLE TOWN
Assd Land Value:	$44,800	Market Land Value:	$44,800	Tax Year:	2025
Assd Improvement:	$364,700	Market Improvment Value:	$364,700	Total Taxable Value:	$3,795
Total Assessed Value:	$409,500	Total Assessor Market Value:	$409,500	Delinquent Year:	
				Tax Account ID:	00000036969
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 95 Section: 1 District: 0002 Subdivision: TEMPLE ESTATES

Abbreviated Description:	TEMPLE ESTATES SEC 3 LOT 95 .43AC
City/Muni/Twp:	CENTER TOWNSHIP

Property Characteristics

Lot Size:	18,731 SF	Bedrooms:	5	Pool:	
Building Area:	1702 SF	Baths:	3	Fireplace:	1
Year Built:	2002	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	10	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:	Full Basement	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2024	Sales Price:	$117,000
Document #:	202404839 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/19/2022	Sales Price:	N/A
Document #:	202224536 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	09/10/2018	Sales Price:	N/A
Document #:	201820519 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/05/2018		
Document Type:	Deed		
Legal Description:			

Section: 3 Map Ref: PC3 SL11 PG 2A-1B

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Mortgage Record

Recording Date:	02/27/2017	Loan Amount:	N/A
Document #:	201704603 BK-PG -	Loan Type:	Conventional
Contract Date:	02/13/2017		
TD Due Date:	02/17/2057	Type Finance:	Fixed Rate

Legal Description:
Section: III Map Ref: 0

Mortgage Record

Recording Date:	05/22/2015	Loan Amount:	N/A
Document #:	201510926 BK-PG -	Loan Type:	Conventional
Contract Date:	04/15/2015		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Section: III Subdivision: TEMPLE ESTATES Map Ref: 0

Prior Transfer

Recording Date:	04/27/2015	Sales Price:	$156,000
Document #:	201508768 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/02/2014	Loan Amount:	N/A
Document #:	201410797 BK-PG -	Loan Type:	Conventional
Contract Date:	09/04/2013		
TD Due Date:		Type Finance:	Fixed Rate

Legal Description:
Section: III Subdivision: TEMPLE ESTATES Map Ref: MB 175 PG 1579

Prior Transfer

Recording Date:	06/02/2014	Sales Price:	N/A
Document #:	201410796 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	09/04/2013		
Document Type:	Deed		

Legal Description:
Section: III Subdivision: TEMPLE ESTATES Map Ref: MB 175 PG 1579

Prior Transfer

Recording Date:	05/29/2014	Sales Price:	$124,000
Document #:	201410400 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	04/17/2012	Loan Amount:	N/A
Document #:	201209192 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	04/09/2012		
TD Due Date:	05/31/2042	Type Finance:	VAR

Legal Description:
Section: III Subdivision: TEMPLE ESTATES Map Ref: 0
City/Muni/Twp: DANVILLE

Mortgage Record

Recording Date:	12/23/2011	Loan Amount:	N/A
Document #:	201128869 BK-PG -	Loan Type:	Conventional
Contract Date:	12/15/2011		
TD Due Date:	01/01/2042	Type Finance:	Fixed Rate

Legal Description:
Section: III Subdivision: TEMPLE ESTATES Map Ref: 0
City/Muni/Twp: DANVILLE

Area Sales Analysis

Total Area Sales	$4,200,000	Median # of Bedrooms	3
Median Lot Size	26,572 SF	Median # of Baths	2
Median Living Area	2,676 SF	Median Year Built	2017
Price Range - 2 Yrs	$322,000 to $758,000	Age Range	4 years to 20 years
Median Value	$600,000	Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**1535 KARYL ANNE CT** **DANVILLE, IN 46122-7873**	10/05/2026			1394	8/3/2	2006	13,504 SF	
		APN: 32-11-02-116-005.000-003 Document #: 202622699 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 92 Section: 03 MapRef: PC 3 SL 11 PG 1A 1B Abbreviated Description: Lot:92 Section:03 Map Ref:PC 3 SL 11 PG 1A 1B								
2	.14Mi.	**1477 JANETTA CT** **DANVILLE, IN 46122-7852**	10/19/2026			1372	/3/2	1999	15,682 SF	
		APN: 32-11-02-110-014.000-003 Document #: 202624368 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 32 Section: 02 MapRef: PC 3 SL 161 PG 2 Abbreviated Description: Lot:32 Section:02 Map Ref:PC 3 SL 161 PG 2								
3	.15Mi.	**800 STEPHANIE CT** **DANVILLE, IN 46122-7867**	08/04/2026			1780	/3/2	2007	12,632 SF	
		APN: 32-11-02-118-011.000-003 Document #: 202617790 Document Type: Special Warranty Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 63 Section: III MapRef: PC 3 SL 11 PG 1A 1B Abbreviated Description: Lot:63 Section:III Map Ref:PC 3 SL 11 PG 1A 1B

4	.16Mi.	**768 ROBERTSON CT** **DANVILLE, IN 46122-7869**	09/21/2026	$439,900	$184	2394	10/3/2	2002	37,026 SF	

APN: 32-11-02-122-012.000-003 Document #: 202621647
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 77 Section: 03 MapRef: PC 3 SL 11 PG 1A 1B Abbreviated Description: Lot:77 Section:03 Map Ref:PC 3 SL 11 PG 1A 1B

5	.16Mi.	**1525 VERA BLVD** **DANVILLE, IN 46122-0037**	09/08/2026			1989	/3/2	2024	8,799 SF	

APN: 32-06-35-305-033.000-003 Document #: 202620575
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 390 Section: 1B Subdivision: NORTHWOOD HAVEN SEC 1B SUB MapRef: PC 202223256 Abbreviated Description: Lot:390 Section:1B Subdivision:NORTHWOOD HAVEN SEC 1B SUB Map Ref:PC 202223256

6	.17Mi.	**754 POLLEY DR** **DANVILLE, IN 46122-8695**	08/14/2026			2032	10/3/2	2000	27,007 SF	

APN: 32-11-02-124-013.000-003 Document #: 202618794
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 114 Section: 03 MapRef: PC 3 SL 11 Abbreviated Description: Lot:114 Section:03 Map Ref:PC 3 SL 11

7	.2Mi.	**774 VICEROY CT** **DANVILLE, IN 46122-9383**	10/01/2026			1435	5/3/2	2003	10,019 SF	

APN: 32-11-02-238-002.000-003 Document #: 202622449
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 135 Section: 03 MapRef: PC 4 SL 184 PG 2ABC Abbreviated Description: Lot:135 Section:03 Map Ref:PC 4 SL 184 PG 2ABC

8	.22Mi.	**1724 CHATHAM PL** **DANVILLE, IN 46122-9394**	10/05/2026			2764	10/3/2	2006	10,454 SF	

APN: 32-11-02-205-003.000-003 Document #: 202622693
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 153 Section: 04 MapRef: PC 5 SL 169 PG 1A 1B Abbreviated Description: Lot:153 Section:04 Map Ref:PC 5 SL 169 PG 1A 1B

9	.28Mi.	**1892 WINDSOR LN** **DANVILLE, IN 46122-9381**	08/05/2026			2671	11/4/2	2004	10,454 SF	P

APN: 32-11-02-207-017.000-003 Document #: 202617917
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 127 MapRef: PC 4 SL 184 PG 2A-2C Abbreviated Description: Lot:127 Map Ref:PC 4 SL 184 PG 2A-2C

10	.31Mi.	**1206 VERA BLVD** **DANVILLE, IN 46122-0060**	07/21/2026				//		9,583 SF	

APN: 32-06-35-379-060.000-003 Document #: 202616667
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 195 Section: 02 Subdivision: NORTHWOOD HAVEN SEC 02 SUB MapRef: PC 9 SL 33 PG 2A B C Abbreviated Description: Lot:195 Section:02 Subdivision:NORTHWOOD HAVEN SEC 02 SUB Map Ref:PC 9 SL 33 PG 2A B C

11	.33Mi.	**1215 VERA BLVD** **DANVILLE, IN 46122-0060**	10/08/2026				//		7,405 SF	

APN: 32-06-35-379-078.000-003 Document #: 202623749
Document Type: Warranty Deed Price Code:
Land Use: Commercial (General)
Legal: Lot: 358 Section: 02 Subdivision: NORTHWOOD HAVEN SEC 02 SUB MapRef: PC 9 SL 33 PG 2A B C Abbreviated Description: Lot:358 Section:02 Subdivision:NORTHWOOD HAVEN SEC 02 SUB Map Ref:PC 9 SL 33 PG 2A B C

12	.34Mi.	**1902 WINDSOR LN** **DANVILLE, IN 46122-9378**	10/26/2026			2773	10/5/2	2004	10,890 SF	P

APN: 32-11-02-207-013.000-003 Document #: 202624829
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 123 Section: 03 MapRef: PC 4 SL 184 PG 2A B Abbreviated Description: Lot:123 Section:03 Map Ref:PC 4 SL 184 PG 2A B

13	.35Mi.	**638 HICKORY DR** **DANVILLE, IN 46122-1443**	10/02/2026			1218	6/3/1	1980	10,350 SF	

APN: 32-11-02-185-006.000-003 Document #: 202622515
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 85 Section: 07 MapRef: PB 9 PG 32 Abbreviated Description: Lot:85 Section:07 Map Ref:PB 9 PG 32

14	.36Mi.	**550 OLD FARM RD** **DANVILLE, IN 46122-1450**	09/14/2026	$325,000	$190	1711	7/4/2	1997	14,375 SF	

APN: 32-11-02-186-006.000-003 Document #: 202621173
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 71 Section: 10C MapRef: PC 4 SL 52 PG 1 2 Abbreviated Description: Lot:71 Section:10C Map Ref:PC 4 SL 52 PG 1 2

15	.37Mi.	**1212 SHERWOOD DR** **DANVILLE, IN 46122-1442**	08/19/2026			1190	7/3/1	1987	12,798 SF	

APN: 32-11-02-168-001.000-003 Document #: 202619153
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 153 Section: 10 MapRef: PC 12 PG 6 Abbreviated Description: Lot:153 Section:10 Map Ref:PC 12 PG 6

16	.38Mi.	**594 HICKORY DR** **DANVILLE, IN 46122-1460**	07/29/2026			1218	6/3/1	1980	16,200 SF	

APN: 32-11-02-185-002.000-003 Document #: 202617434
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 81 Section: 07 MapRef: PB 9 PG 32 Abbreviated Description: Lot:81 Section:07 Map Ref:PB 9 PG 32

17	.39Mi.	**1279 VERA BLVD** **DANVILLE, IN 46122-0060**	09/25/2026	$389,995			//		741 SF	

APN: 32-06-35-379-073.000-003 Document #: 202622056
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 353 Section: 02 Subdivision: NORTHWOOD HAVEN SEC 02 SUB MapRef: PC 9 SL 33 PG 2A B C Abbreviated Description: Lot:353 Section:02 Subdivision:NORTHWOOD HAVEN SEC 02 SUB Map Ref:PC 9 SL 33 PG 2A B C

18	.41Mi.	**1612 BORIS END ST** **DANVILLE, IN 46122-0059**	08/24/2026				//		9,148 SF	

APN: 32-06-35-379-028.000-003 Document #: 202619482
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 162 Section: 02 Subdivision: NORTHWOOD HAVEN SEC 02 SUB MapRef: PC 9 SL 33 PG 2A B C Abbreviated Description: Lot:162 Section:02 Subdivision:NORTHWOOD HAVEN SEC 02 SUB Map Ref:PC 9 SL 33 PG 2A B C

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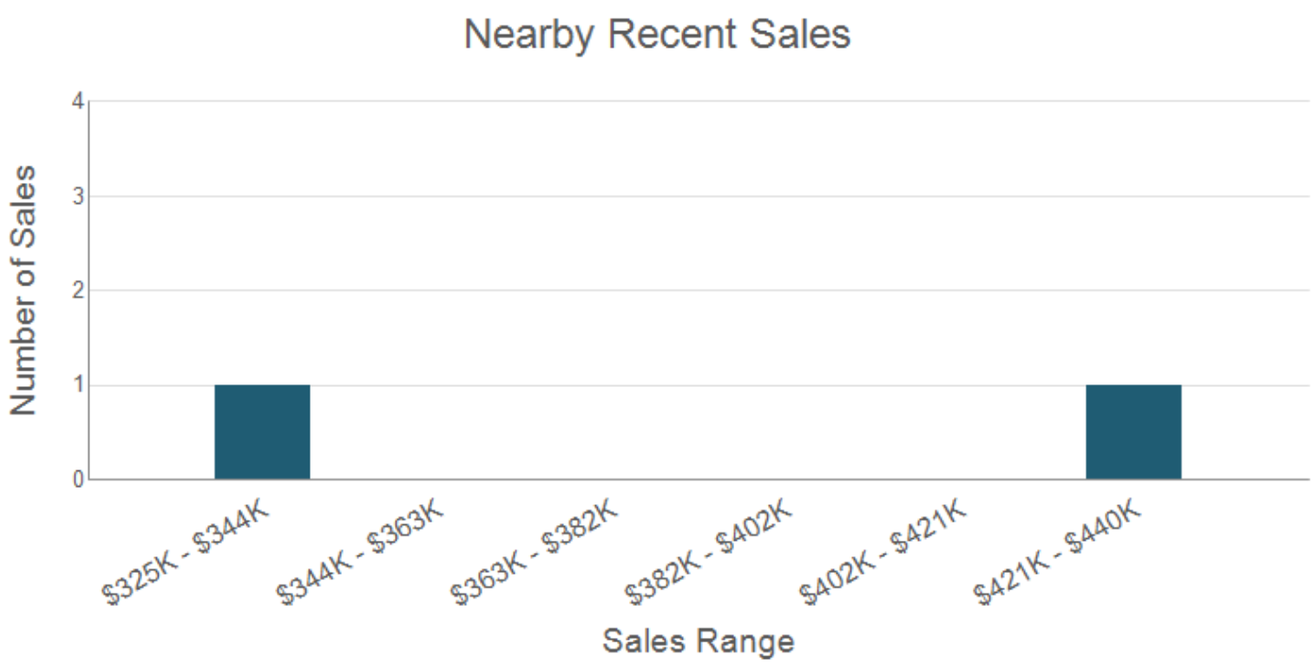
19	.42Mi.	**1602 BORIS END ST** **DANVILLE, IN 46122-0059**	10/22/2026		//			7,841 SF

APN: 32-06-35-379-026.000-003 Document #: 202624714
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 160 Section: 02 Subdivision: NORTHWOOD HAVEN SEC 02 SUB MapRef: PC 9 SL 33 PG 2A B C Abbreviated Description: Lot:160 Section:02 Subdivision:NORTHWOOD HAVEN SEC 02 SUB Map Ref:PC 9 SL 33 PG 2A B C

20	.42Mi.	**1951 ABBEY LN** **DANVILLE, IN 46122-9538**	08/31/2026	1684	8/3/2	2002	11,326 SF	

APN: 32-11-02-233-008.000-003 Document #: 202619975
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 69 Section: 02 MapRef: PC 4 SL 31 PG 2A 2B Abbreviated Description: Lot:69 Section:02 Map Ref:PC 4 SL 31 PG 2A 2B

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.	**1589 KARYL ANNE CT**	**09/10/2018**	$409,500	$409,500	1,702	10/5/3	2002	18,731 SF	
.02Mi.	**1590 KARYL ANNE CT**	**09/24/2007**	$367,000	$367,000	2,329	9/3/2	2007	13,504 SF	
.02Mi.	**1569 KARYL ANNE CT**	**07/07/2020**	$380,700	$380,700	2,200	8/4/2	2007	12,197 SF	
.03Mi.	**1582 TEMPLE DR**	**06/08/2005**	$411,200	$411,200	2,340	9/3/2	2005	19,166 SF	P
.03Mi.	**1566 TEMPLE DR**	**06/16/2020**	$380,100	$380,100	2,078	8/4/2	2009	15,682 SF	
.03Mi.	**894 POLLEY DR**	**04/28/2003**	$277,900	$277,900	1,426	7/3/2	2002	14,375 SF	
.03Mi.	**912 POLLEY DR**	**12/09/2022**	$272,600	$272,600	1,331	7/3/2	2002	14,375 SF	
.04Mi.	**1541 KARYL ANNE CT**	**01/07/2021**	$293,300	$293,300	1,305	/3/2	2019	13,504 SF	
.04Mi.	**878 POLLEY DR**	**10/10/2024**	$313,200	$313,200	1,528	8/3/2	2000	18,731 SF	
.04Mi.	**934 POLLEY DR**	**03/19/2004**	$297,700	$297,700	1,480	7/3/2	2002	14,375 SF	
.04Mi.	**1586 KARYL ANNE CT**	**12/19/2019**	$348,800	$348,800	2,215	/3/2	2007	19,602 SF	
.05Mi.	**1544 TEMPLE DR**	**06/05/2018**	$335,400	$335,400	1,664	7/3/2	2004	14,810 SF	
.05Mi.	**1568 KARYL ANNE CT**	**09/06/2006**	$354,100	$354,100	1,818	7/3/2	2006	12,632 SF	
.05Mi.	**954 POLLEY DR**	**10/18/2016**	$283,800	$283,800	1,378	7/3/2	2000	15,682 SF	
.06Mi.	**1542 KARYL ANNE CT**	**10/12/2022**	$331,800	$331,800	1,901	8/3/2	2006	13,939 SF	
.06Mi.	**1535 KARYL ANNE CT**	**09/28/2020**	$284,900	$284,900	1,394	8/3/2	2006	13,504 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	40.0 years old	Households:	6,674
Median Household Income:	$94,317	Households w/Family:	73%
Household Income Per Capita:	$40,152	Households w/Family Married:	65%
Most Common Education Level:	High School Graduate	Households w/Family Children:	34%

ICE SiteX Report

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School District

School District Zone:	Danville Community School Corporation	Students:	2,795
Number of Schools:	4	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.57Mi.	**Danville Community High School** Number of Students: 853 Student-Teacher Ratio: 19.17 Advanced Placement: Yes	NA	Public	9 - 12
2.80Mi.	**Danville South Elementary School** Number of Students: 626 Student-Teacher Ratio: 17.89	A	Public	2 - 4
2.16Mi.	**Danville North Elementary School** Number of Students: 446 Student-Teacher Ratio: 17.15	NA	Public	KG - 1
3.00Mi.	**Danville Community Middle School** Number of Students: 870 Student-Teacher Ratio: 17.94	A-	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	95%	SIMILAR
FORCIBLE ROBBERY	107%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	101%	SIMILAR
MURDER	104%	SIMILAR
OVERALL	104%	SIMILAR

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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