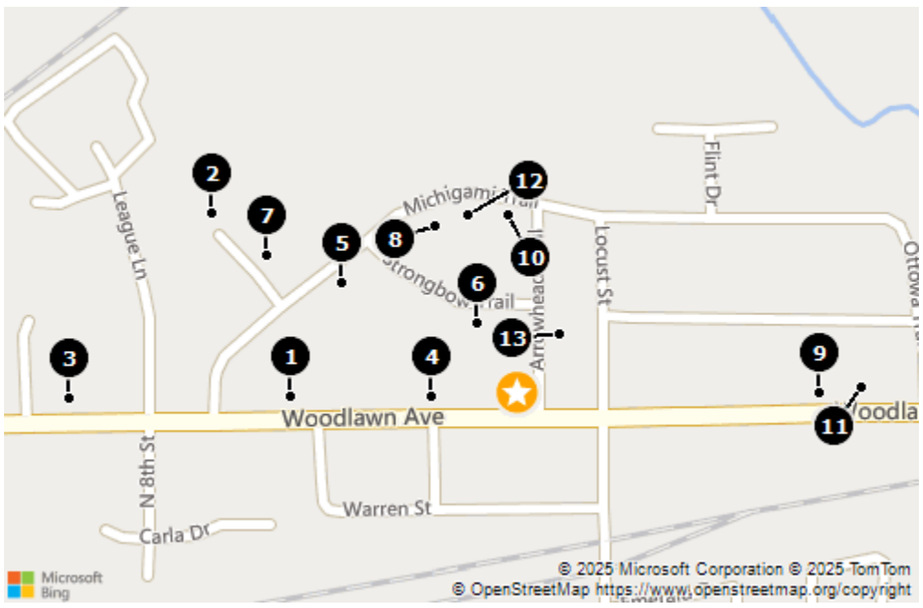
ICE SiteX Report

OrderID: 94525807

SiteX Property Information Report



Subject Property Location

200 ARROWHEAD TRL, PORTER, IN 46304-1882

County:	**PORTER IN**	Census Tract:	181270503.022034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	64-03-36-177-038.000-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$196,000**	FSD:	15
Value Range:	$166,600 - $225,400	Confidence Score:	85

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	11:PORTER TOWN
Assd Land Value:	$25,400	Market Land Value:	$25,400	Tax Year:	2024
Assd Improvement:	$63,500	Market Improvment Value:	$63,500	Total Taxable Value:	$1,988
Total Assessed Value:	$88,900	Total Assessor Market Value:	$88,900	Delinquent Year:	
				Tax Account ID:	00000958359
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Section: 36-37-6 District: 0012 Subdivision: TRAILS Map Ref: MP 98
Abbreviated Description: INDIAN TRAILS SUB LOT 25
City/Muni/Twp: WESTCHESTER TOWNSHIP

Property Characteristics

Lot Size:	9,714 SF	Bedrooms:	2	Pool:	
Building Area:	925 SF	Baths:	1	Fireplace:	
Year Built:	1954	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Other
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	N/A
Document #:	2024-020508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/11/2023	Sales Price:	$175,000
Document #:	2023-017028 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/12/2022		
Document Type:	Re-recorded Document		

Legal Description:
Lot: 25 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION Map Ref: MR 16 PG 50
Abbreviated Description: PRIOR REF : 2022-018772 08/26/2022
City/Muni/Twp: PORTER

Prior Transfer

Recording Date:	08/29/2022	Sales Price:	N/A
Document #:	2022-018866 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Prior Transfer

Recording Date:	08/26/2022	Sales Price:	$175,000
Document #:	2022-018772 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	08/12/2022		
Document Type:	Warranty Deed		

Legal Description:
Lot: 25 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION Map Ref: MISC 16 PG 50
City/Muni/Twp: PORTER

Prior Transfer

Recording Date:	08/26/2022	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 25 Section: 36-37-6 District: 0012 Subdivision: TRAILS Map Ref: MP 98
Abbreviated Description: INDIAN TRAILS SUB LOT 25
City/Muni/Twp: WESTCHESTER TOWNSHIP

Prior Transfer

Recording Date:	07/07/2021	Sales Price:	$112,917
Document #:	2021-020522 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/21/2021	Loan Amount:	N/A
Document #:	2021-018825 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Lot: 25 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION

Prior Transfer

Recording Date:	09/23/2019	Sales Price:	N/A
Document #:	2019-020948 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/11/2019		
Document Type:	Warranty Deed		

Legal Description:
Lot: 25 Subdivision: INDIAN TRAILS SUBDIVISION Map Ref: MISC 16 PG 50
City/Muni/Twp: PORTER

Prior Transfer

Recording Date:	07/31/2018	Sales Price:	$66,000
Document #:	2018-017404 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/31/2015	Sales Price:	N/A
Document #:	2015-031298 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/28/2015		
Document Type:	Warranty Deed		

Legal Description:
Lot: 25 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION Map Ref: MR 16 PG50
City/Muni/Twp: PORTER

Area Sales Analysis

Total Area Sales	$1,903,000	Median # of Bedrooms	3
Median Lot Size	8,146 SF	Median # of Baths	1
Median Living Area	1,117 SF	Median Year Built	1955
Price Range - 2 Yrs	to $244,000	Age Range	24 years to 75 years
Median Value	$187,500	Median Age	70 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**300 WOODLAWN AVE** **PORTER, IN 46304-1849**	01/09/2025			875	6/2/1	1952	7,362 SF	
		APN: 64-03-36-177-021.000-026 Document #: 2025-000445 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 12 PG 202 Abbreviated Description: Lot:11 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 12 PG 202City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
2	.22Mi.	**222 CHIEF CIR** **PORTER, IN 46304-1828**	10/31/2024	$80,000	$96	825	6/3/1	1950	23,610 SF	
		APN: 64-03-36-128-003.000-026 Document #: 2024-018963 Document Type: Warranty Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 59 Section: 1 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MISC 12 PG 202 Abbreviated Description: Lot:59 Section:1 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MISC 12 PG 202City/Muni/Twp:PORTER City/Muni/Twp: PORTER								
3	.27Mi.	**140 WOODLAWN AVE** **PORTER, IN 46304-1847**	08/05/2024	$225,000	$80	2792	4/5/2	1953	7,492 SF	
		APN: 64-03-36-151-009.000-026 Document #: 2024-012864 Document Type: Warranty Deed Price Code: V Land Use: Single Family Residential Legal: Lot: 1 Section: 1 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MB 12 PG 202 Abbreviated Description: Lot:1 Section:1 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MB 12 PG 202								

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4	.05Mi.	**390 WOODLAWN AVE**	07/19/2024	$225,000	$243	925	5/3/1	1953	7,492 SF

PORTER, IN 46304-1849
APN: 64-03-36-177-030.000-026 Document #: 2024-011838
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 20 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 16 PG 50 Abbreviated Description: Lot:20 Section:2 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 16 PG 50City/Muni/Twp:PORTER City/Muni/Twp: PORTER

5	.12Mi.	**315 MICHIGAMI TRL**	07/18/2024			1333	6/2/1	1957	13,112 SF

PORTER, IN 46304-1833
APN: 64-03-36-177-008.000-026 Document #: 2024-011750
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 36&37 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 16 PG 50 Abbreviated Description: Lot:36&37 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 16 PG 50City/Muni/Twp:PORTER City/Muni/Twp: PORTER

6	.04Mi.	**403 STRONGBOW TRL**	07/16/2024	$152,000	$209	725	/2/1	1955	8,494 SF

PORTER, IN 46304-1860
APN: 64-03-36-177-016.000-026 Document #: 2024-011596
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 45 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 16 PG 50 Abbreviated Description: Lot:45 Section:2 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 16 PG 50City/Muni/Twp:PORTER City/Muni/Twp: PORTER

7	.17Mi.	**213 CHIEF CIR**	06/10/2024	$165,000	$227	725	6/2/1	1950	7,187 SF

PORTER, IN 46304-1828
APN: 64-03-36-128-007.000-026 Document #: 2024-009363
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 63 Section: 1 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 12 PG 202 Abbreviated Description: Lot:63 Section:1 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 12 PG 202City/Muni/Twp:PORTER City/Muni/Twp: PORTER

8	.11Mi.	**323 MICHIGAMI TRL**	04/11/2024	$195,000	$190	1025	6/3/1	1956	8,146 SF

PORTER, IN 46304-1868
APN: 64-03-36-129-003.000-026 Document #: 2024-005712
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 88&89 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 16 PG 50 Abbreviated Description: Lot:88&89 Section:2 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 16 PG 50Abbreviated Description:EASTERLY 5 FT OF LOT 88 City/Muni/Twp:PORTER City/Muni/Twp: PORTER

9	.18Mi.	**610 WOODLAWN AVE**	03/27/2024			2362	6/4/2	2001	16,640 SF	AboveGround

PORTER, IN 46304-1858
APN: 64-03-36-252-014.000-026 Document #: 2024-004846
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Subdivision: WOODLAWN ACRES MapRef: MB 1 PG 106 Abbreviated Description: Lot:6 Subdivision:WOODLAWN ACRES Map Ref:MB 1 PG 106

10	.1Mi.	**407 MICHIGAMI TRL**	02/16/2024	$187,500	$167	1117	7/3/1	1955	10,759 SF

PORTER, IN 46304-1835
APN: 64-03-36-129-012.000-026 Document #: 2024-002715
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 93 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 16 PG 50 Abbreviated Description: Lot:93 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 16 PG 50

11	.21Mi.	**620 WOODLAWN AVE**	02/06/2024	$244,000	$217	1120	6/3/1	1969	16,640 SF

PORTER, IN 46304-1858
APN: 64-03-36-252-015.000-026 Document #: 2024-001955
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 7 Subdivision: WOODLAWN ACRES MapRef: MB 1 PG 106 Abbreviated Description: Lot:7 Subdivision:WOODLAWN ACRES Map Ref:MB 1 PG 106

12	.11Mi.	**403 MICHIGAMI TRL**	01/26/2024	$206,000	$151	1361	7/4/1	1958	7,884 SF

PORTER, IN 46304-1835
APN: 64-03-36-129-005.000-026 Document #: 2024-001226
Document Type: Warranty Deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 91 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MR 16 PG 50 Abbreviated Description: Lot:91 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MR 16 PG 50City/Muni/Twp:PORTER City/Muni/Twp: PORTER

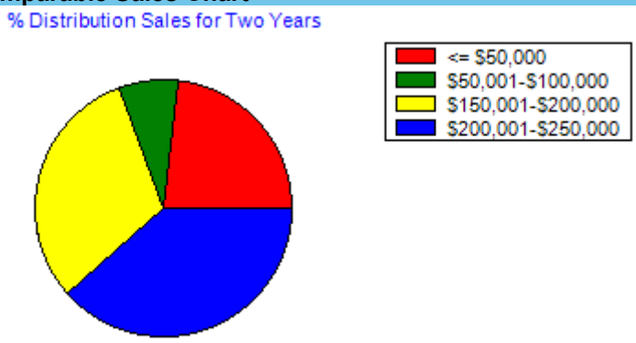
13	.05Mi.	**207 ARROWHEAD TRL**	01/04/2024	$223,500	$189	1177	8/3/1	1954	7,797 SF

PORTER, IN 46304-1820
APN: 64-03-36-178-008.000-026 Document #: 2024-000178
Document Type: Administrator's deed Price Code: V
Land Use: Single Family Residential
Legal: Lot: 104 Section: 2 Subdivision: INDIAN TRAILS SUBDIVISION MapRef: MB 16 PG 50 Abbreviated Description: Lot:104 Section:2 Subdivision:INDIAN TRAILS SUBDIVISION Map Ref:MB 16 PG 50City/Muni/Twp:PORTER City/Muni/Twp: PORTER

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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.	**200 ARROWHEAD TRL**	**08/26/2022**	$88,900	$88,900	925	6/2/1	1954	9,714 SF	
.01Mi.	**430 WOODLAWN AVE**	**05/20/2019**	$110,400	$110,400	1,131	6/3/1	1955	6,229 SF	
.01Mi.	**204 ARROWHEAD TRL**	**07/28/2006**	$93,900	$93,900	925	6/3/1	1953	6,229 SF	
.02Mi.	**420 WOODLAWN AVE**	**05/26/2023**	$79,200	$79,200	925	6/3/1	1954	7,492 SF	AboveGround
.02Mi.	**206 ARROWHEAD TRL**	**04/19/2022**	$86,600	$86,600	1,141	6/3/1	1954	6,665 SF	
.03Mi.	**440 WOODLAWN AVE**	**10/18/2023**	$109,400	$109,400	1,096	8/3/1	1954	8,712 SF	
.03Mi.	**410 WOODLAWN AVE**	**08/28/2020**	$83,100	$83,100	925	6/3/1	1954	7,492 SF	
.03Mi.	**203 ARROWHEAD TRL**		$58,000	$58,000	925	7/4/1	1954	6,621 SF	
.04Mi.	**535 WOODLAWN AVE**		$200,300	$200,300	1,008	6/3/1	1979	9,453 SF	AboveGround
.04Mi.	**517 WOODLAWN AVE**	**12/31/2019**	$197,200	$197,200	1,158	6/3/1	1960	8,451 SF	
.04Mi.	**405 STRONGBOW TRL**	**08/12/2021**	$64,600	$64,600	825	6/3/1	1955	6,142 SF	
.04Mi.	**210 ARROWHEAD TRL**	**01/18/2022**	$133,200	$133,200	945	6/2/1	1954	8,538 SF	
.04Mi.	**403 STRONGBOW TRL**	**04/23/2018**	$73,500	$73,500	725	/2/1	1955	8,494 SF	
.04Mi.	**205 ARROWHEAD TRL**	**11/01/2012**	$67,500	$67,500	925	6/3/1	1954	7,797 SF	
.04Mi.	**450 WOODLAWN AVE**	**12/12/2003**	$105,300	$105,300	1,182	5/2/1	1955	7,492 SF	
.04Mi.	**400 WOODLAWN AVE**	**12/02/2005**	$88,500	$88,500	977	5/2/1	1954	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	72%

Demographics & Income

Median Age:	41.1 years old	Households:	10,721
Median Household Income:	$87,661	Households w/Family:	67%
Household Income Per Capita:	$46,677	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	32%

School District

School District Zone:	Duneland School Corporation	Students:	5,828
Number of Schools:	9	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.05Mi.	**Brummitt Elementary School** Number of Students: 344 Student-Teacher Ratio: 16.14	A-	Public	KG - 4
1.96Mi.	**Chesterton High School** Number of Students: 2,084 Student-Teacher Ratio: 20.28	A	Public	9 - 12
1.24Mi.	**Westchester Intermediate/Middle School** Number of Students: 517 Student-Teacher Ratio: 20.68	A+	Public	5 - 8
0.57Mi.	**Chesterton Middle School** Number of Students: 932 Student-Teacher Ratio: 18.16	A-	Public	7 - 8

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	99%	SIMILAR
BURGLARY	94%	SIMILAR
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	75%	NOTABLY LOWER
MURDER	100%	SIMILAR
OVERALL	108%	SIMILAR

Disaster Alerts

No alerts noted

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