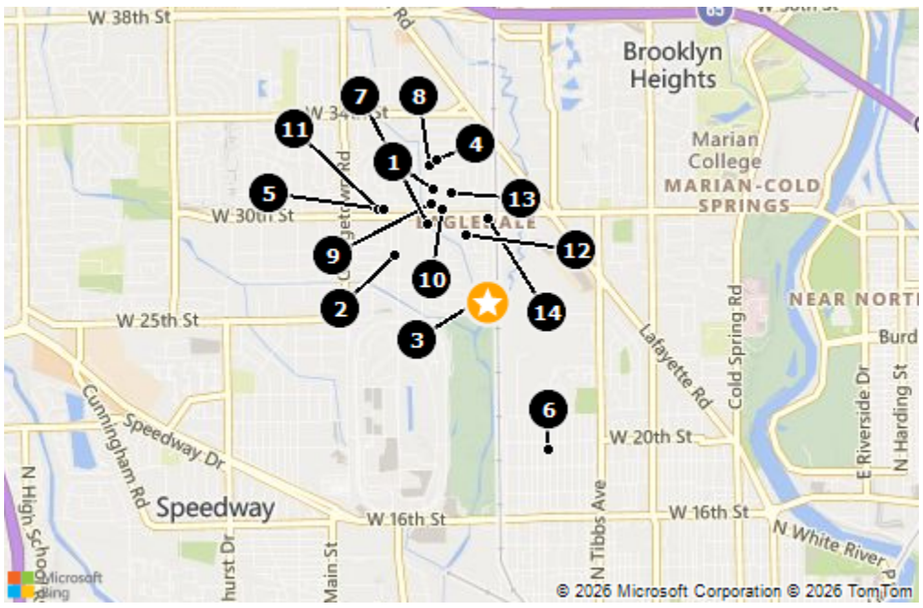
ICE SiteX Report

OrderID: 97726110

SiteX Property Information Report



Subject Property Location

2551 EAGLEDALE DR, INDIANAPOLIS, IN 46222-4726

County:	**MARION IN**	Census Tract:	180973407.001000
Property Use:	Single Family Residential	Zoning:	ZO01
Parcel Number:	49-06-29-105-024.000-901	Thomas Bros Pg-Grid:	

Valuation

Value:	**$161,000**	FSD:	11	Common Confidence Score:	63
Value Range:	$143,290 - $178,710	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	901:INDPLS
Assd Land Value:	$5,100	Market Land Value:	$5,100	Tax Year:	2024
Assd Improvement:	$192,000	Market Improvment Value:	$192,000	Total Taxable Value:	$2,319
Total Assessed Value:	$197,100	Total Assessor Market Value:	$197,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Section: 290 District: 0009
Abbreviated Description: EAGLEDALE SECOND SECTION PART TWO L656
City/Muni/Twp: WAYNE TOWNSHIP

Property Characteristics

Lot Size:	7,710 SF	Bedrooms:	3	Pool:	
Building Area:	925 SF	Baths:		Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Wood
Number of Buildings:		Number of Rooms:	6	Ext Walls:	
Number of Units:		Garage Type:	Detached	Heating:	Central
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:	01/05/2026	Sales Price:	N/A
Document #:	A202600000615 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/07/2024	Loan Amount:	N/A
Document #:	A202400081514 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2054	Type Finance:	
Legal Description:			
Lot: 656 Section: 2			

Prior Transfer

Recording Date:	10/03/2024	Sales Price:	$180,703
Document #:	A202400080701 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/15/2023	Sales Price:	$176,900
Document #:	A202300103689 BK-PG -	Type of Sale:	Verified Sale Price
Contract Date:	12/11/2023		

ICE SiteX Report

OrderID: 97726110

Document Type:
Legal Description:
Lot: 656 Section: 02 Map Ref: PB 29 PG 148

Prior Transfer

Recording Date:	12/14/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Section: 290 District: 0009
Abbreviated Description: EAGLEDALE SECOND SECTION PART TWO L656
City/Muni/Twp: WAYNE TOWNSHIP

Prior Transfer

Recording Date:	11/17/2020	Sales Price:	$51,950
Document #:	A202000134324 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	10/29/2020	Sales Price:	$61,000
Document #:	A202000125843 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/15/2020		

Document Type:
Legal Description:
Lot: 656 Section: 02 Map Ref: PB 29 PG 148

Prior Transfer

Recording Date:	11/07/2014	Sales Price:	N/A
Document #:	A201400108691 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/07/2014		

Document Type:
Legal Description:
Lot: 656 Subdivision: EAGLEDALE SECOND SECTION

Mortgage Record

Recording Date:	09/25/2008	Loan Amount:	N/A
Document #:	2008-0111261 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	10/21/2038	Type Finance:	VAR

Legal Description:
Lot: 656 Subdivision: EAGLEDALE SECOND SECTION PART TWO
City/Muni/Twp: INDIANAPOLIS

Prior Transfer

Recording Date:	06/16/2008	Sales Price:	N/A
Document #:	2008-0071266 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/12/2008		

Document Type:
Legal Description:
Lot: 656 Subdivision: EAGLEDALE SECOND SECTION PART TWO Map Ref: MB29 PG148
City/Muni/Twp: INDIANAPOLIS

Prior Transfer

Recording Date:	02/01/2008	Sales Price:	$58,714
Document #:	2008-0013007 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	01/18/2008		

Document Type:
Legal Description:
Lot: 656 Subdivision: EAGLEDALE SECOND SECTION PART TWO Map Ref: MB29 PG148

Area Sales Analysis

Total Area Sales	$610,339	Median # of Bedrooms	3
Median Lot Size	6,011 SF	Median # of Baths	0.5
Median Living Area	894 SF	Median Year Built	1955
Price Range - 2 Yrs	to $139,160	Age Range	3 years to 76 years
Median Value	$1,675	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**4131 BRETON ST** **INDIANAPOLIS, IN 46222-1321**	04/08/2026			888	6/3/	1956	5,097 SF	
		APN: 49-06-20-107-202.000-901 Document #: A202600028497 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 590 MapRef: PB 29 PG 144 Abbreviated Description: Lot:590 Map Ref:PB 29 PG 144								
2	.52Mi.	**2825 MUSSMAN DR** **INDIANAPOLIS, IN 46222-1537**	03/05/2026			936	6/3/	1955	6,011 SF	
		APN: 49-06-30-102-097.000-901 Document #: A202600018241 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 MapRef: PB 29 PG 196 Abbreviated Description: Lot:16 Map Ref:PB 29 PG 196								
3	.04Mi.	**2546 EAGLEDALE DR** **INDIANAPOLIS, IN 46222-4727**	02/25/2026			1517	8/5/	1955	7,971 SF	
		APN: 49-06-29-105-019.000-901 Document #: A202600015607 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 658 Section: 2 MapRef: PB 29 PG 148 Abbreviated Description: Lot:658 Section:2 Map Ref:PB 29 PG 148								
4	.75Mi.	**4119 BERTRAND RD**	01/28/2026			888	6/3/	1955	6,011 SF	

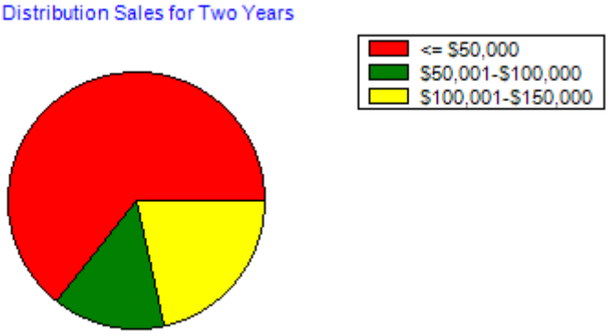
ICE SiteX Report

OrderID: 97726110

		INDIANAPOLIS, IN 46222-4611							
		APN: 49-06-20-107-198.000-901 Document #: A202600007171							
		Document Type: Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 486 Section: 1 MapRef: PB 29 PG 144 Abbreviated Description: Lot:486 Section:1 Map Ref:PB 29 PG 144							
5	.7Mi.	**4507 PATRICIA ST**	01/12/2026			1140	/3/2	2023	6,011 SF
		INDIANAPOLIS, IN 46222-1549							
		APN: 49-06-19-115-067.000-901 Document #: A202600002759							
		Document Type: Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 321 Section: 3 Abbreviated Description: Lot:321 Section:3							
6	.79Mi.	**1829 N ROCHESTER AVE**	11/25/2025			960	6/3/	1950	5,271 SF
		INDIANAPOLIS, IN 46222-2537							
		APN: 49-06-32-115-378.000-901 Document #: A202500101486							
		Document Type: Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 490 MapRef: PB 18 PG 94 Abbreviated Description: Lot:490 Map Ref:PB 18 PG 94							
7	.5Mi.	**4201 W 30TH ST**	11/21/2025	$3,350	$3	1001	//1	1958	77,450 SF
		INDIANAPOLIS, IN 46222-4713							
		APN: 49-06-29-101-015.000-901 Document #: A202500100419							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Block: C MapRef: PB 29 PG 168-171 Abbreviated Description: Block:C Map Ref:PB 29 PG 168-171							
8	.74Mi.	**4138 ARCADIA ST**	11/05/2025	$108,080	$121	888	6/3/	1950	6,316 SF
		INDIANAPOLIS, IN 46222-1316							
		APN: 49-06-20-107-174.000-901 Document #: A202500095031							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Lot: 537 Section: 1 MapRef: PB 29 PG 144 Abbreviated Description: Lot:537 Section:1 Map Ref:PB 29 PG 144							
9	.57Mi.	**4138 PATRICIA ST**	11/05/2025	$99,000	$117	840	6/3/1	1955	6,316 SF
		INDIANAPOLIS, IN 46222-1347							
		APN: 49-06-20-101-082.000-901 Document #: A202500094898							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Lot: 76 Section: 1 MapRef: PB 29 PG 39 Abbreviated Description: Lot:76 Section:1 Map Ref:PB 29 PG 39							
10	.52Mi.	**4107 PATRICIA ST**	11/05/2025	$132,000	$157	840	7/3/1	1955	6,098 SF
		INDIANAPOLIS, IN 46222-1346							
		APN: 49-06-20-101-077.000-901 Document #: A202500094986							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Lot: 83 Section: 1 MapRef: PB 29 PG 39 Abbreviated Description: Lot:83 Section:1 Map Ref:PB 29 PG 39							
11	.72Mi.	**4519 PATRICIA ST**	11/05/2025	$96,000	$106	900	5/2/1	1955	6,011 SF
		INDIANAPOLIS, IN 46222-1549							
		APN: 49-06-19-115-071.000-901 Document #: A202500095048							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Lot: 319 Section: 3 MapRef: PB 29 PG 95 Abbreviated Description: Lot:319 Section:3 Map Ref:PB 29 PG 95							
12	.37Mi.	**2914 CORVALLIS CRES**	11/05/2025	$139,160	$135	1029	7/3/1	1955	7,144 SF
		INDIANAPOLIS, IN 46222-4725							
		APN: 49-06-29-103-064.000-901 Document #: A202500095055							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Lot: 212 Section: 2 MapRef: PB 29 PG 43 Abbreviated Description: Lot:212 Section:2 Map Ref:PB 29 PG 43							
13	.58Mi.	**4032 EVELYN ST**	10/31/2025	$32,749	$38	840	6/3/1	1955	6,011 SF
		INDIANAPOLIS, IN 46222-1334							
		APN: 49-06-20-101-072.000-901 Document #: A202500093379							
		Document Type: Price Code: D							
		Land Use: Single Family Residential							
		Legal: Lot: 36 Section: 1 MapRef: PB 29 PG 39 Abbreviated Description: Lot:36 Section:1 Map Ref:PB 29 PG 39							
14	.42Mi.	**3813 W 30TH ST**	09/17/2025			875	6/2/	1955	5,793 SF
		INDIANAPOLIS, IN 46222-4705							
		APN: 49-06-29-103-121.000-901 Document #: A202500079284							
		Document Type: Price Code:							
		Land Use: Single Family Residential							
		Legal: Lot: 135 Section: 2 MapRef: PB 29 PG 43 Abbreviated Description: Lot:135 Section:2 Map Ref:PB 29 PG 43							

Comparable Sales Chart

% Distribution Sales for Two Years



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: 97726110

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.	**2551 EAGLEDALE DR**	**12/14/2023**	$197,100	$197,100	925	6/3/	1955	7,710 SF	
.01Mi.	**2545 EAGLEDALE DR**		$109,200	$109,200	925	6/3/	1955	7,928 SF	
.01Mi.	**2557 EAGLEDALE DR**	**07/29/2019**	$133,400	$133,400	925	6/3/1	1955	8,364 SF	
.03Mi.	**2563 EAGLEDALE DR**		$99,400	$99,400	925	6/3/	1958	10,585 SF	
.04Mi.	**2569 EAGLEDALE DR**	**08/07/2020**	$101,300	$101,300	925	6/3/	1955	9,801 SF	
.04Mi.	**2546 EAGLEDALE DR**	**09/29/2023**	$122,400	$122,400	1,517	8/5/	1955	7,971 SF	
.04Mi.	**2558 EAGLEDALE DR**		$106,300	$106,300	925	6/3/	1954	8,276 SF	
.04Mi.	**2564 EAGLEDALE DR**	**08/15/2023**	$172,700	$172,700	1,599	6/3/1	1955	8,494 SF	
.05Mi.	**2601 EAGLEDALE DR**		$108,000	$108,000	925	6/3/	1955	10,193 SF	
.05Mi.	**2602 EAGLEDALE DR**	**04/07/2009**	$103,700	$103,700	925	6/3/	1955	8,581 SF	
.06Mi.	**2607 EAGLEDALE DR**	**02/02/2017**	$129,800	$129,800	925	6/3/	1955	9,365 SF	
.06Mi.	**2608 EAGLEDALE DR**		$89,400	$89,400	925	6/3/	1955	9,148 SF	
.07Mi.	**2526 EAGLEDALE DR**	**11/10/2018**	$129,700	$129,700	1,176	7/3/	1956	10,280 SF	
.07Mi.	**2613 EAGLEDALE DR**	**09/27/2021**	$105,800	$105,800	925	6/3/	1955	9,365 SF	
.07Mi.	**2614 EAGLEDALE DR**	**10/15/2018**	$102,900	$102,900	925	6/3/	1955	8,668 SF	
.07Mi.	**3924 CORWYN RD**	**11/13/2017**	$118,200	$118,200	1,344	7/3/	1956	10,498 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	43%

Demographics & Income

Median Age:	31.4 years old	Households:	14,181
Median Household Income:	$45,032	Households w/Family:	52%
Household Income Per Capita:	$21,190	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.14Mi.	**George Washington Carver School 87** Number of Students: 246 Student-Teacher Ratio: 10.25	B+	Public	PK - 5
1.86Mi.	**Northwest Middle School** Number of Students: 623 Student-Teacher Ratio: 12.22	C	Public	6 - 8
3.00Mi.	**George Washington High School** Number of Students: 729 Student-Teacher Ratio: 14.58 Advanced Placement: Yes	F	Public	9 - 12
6.55Mi.	**Purdue Polytechnic High School Englewood** Number of Students: 600 Student-Teacher Ratio: 15.79	D-	Public	9 - 12
3.92Mi.	**William Bell School 60** Number of Students: 381 Student-Teacher Ratio: 10.44	C+	Public	PK - 5
3.32Mi.	**Crispus Attucks High School** Number of Students: 1,269 Student-Teacher Ratio: 17.15 Advanced Placement: Yes	F	Public	9 - 12
5.21Mi.	**Arsenal Technical High School** Number of Students: 2,360 Student-Teacher Ratio: 14.94 Advanced Placement: Yes	F	Public	9 - 12
3.93Mi.	**Shortridge High School** Number of Students: 1,206 Student-Teacher Ratio: 14.56	D	Public	9 - 12
4.26Mi.	**Charity Dye School 27** Number of Students: 348 Student-Teacher Ratio: 10.44	C-	Public	PK - 5
0.64Mi.	**Clarence Farrington School 61** Number of Students: 451 Student-Teacher Ratio: 11.42	D+	Public	KG - 5

ICE SiteX Report

OrderID: 97726110

Flood Report

The Subject Property of **2551 EAGLEDALE DR, INDIANAPOLIS, IN 46222-4726** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	128%	HIGHER
BURGLARY	123%	HIGHER
MOTOR VEHICLE THEFT	120%	HIGHER
FORCIBLE ROBBERY	130%	NOTABLY HIGHER
AGGRAVATED ASSAULT	109%	SIMILAR
FORCIBLE RAPE	122%	HIGHER
MURDER	112%	HIGHER
OVERALL	121%	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.
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