ICE SiteX Report

OrderID: 98697696

SiteX Property Information Report



Subject Property Location

27345 LAMPLIGHTER LN, ELKHART, IN 46514-8872

County:	**ELKHART IN**	Census Tract:	180390016.021015
Property Use:	Single Family Residential	Zoning:	ZO01
Parcel Number:	20-02-19-202-018.000-026	Thomas Bros Pg-Grid:	

Valuation

Value:	**$251,000**	FSD:	18	Common Confidence Score:	43
Value Range:	$205,820 - $296,180	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	26:OSOLO TOWNSHIP
Assd Land Value:	$19,200	Market Land Value:	$19,200	Tax Year:	2025
Assd Improvement:	$167,700	Market Improvment Value:	$167,700	Total Taxable Value:	$1,194
Total Assessed Value:	$186,900	Total Assessor Market Value:	$186,900	Delinquent Year:	
				Tax Account ID:	0219202018026
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 73 Block: 202 Section: 5 District: 0013 Subdivision: COUNTRY ACRES

Abbreviated Description:	COUNTRY ACRES SEC 5 LOT 73
City/Muni/Twp:	OSOLO TOWNSHIP

Property Characteristics

Lot Size:	14,985 SF	Bedrooms:	3	Pool:	
Building Area:	1092 SF	Baths:	1	Fireplace:	2
Year Built:	1977	Partial Baths:	1	Type Const:	Masonry
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Combination
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	Full	Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	03/10/2023	Loan Amount:	N/A
Document #:	2023-03749 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2053	Type Finance:	

Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V

Prior Transfer

Recording Date:	01/17/2018	Sales Price:	$97,206
Document #:	2018-01128 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/13/2014	Sales Price:	N/A
Document #:	2014-00576 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/24/2013	Sales Price:	N/A
Document #:	2013-25878 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 10/18/2013
Document Type:
Legal Description:
Lot: 73 Section: V Subdivision: COUNTRY ACRES Map Ref: MB13 PG12

Prior Transfer

Recording Date: 10/24/2013
Document #: BK-PG -
Document Type:
Sales Price: N/A
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 73 Block: 202 Section: 5 District: 0013 Subdivision: COUNTRY ACRES
Abbreviated Description: COUNTRY ACRES SEC 5 LOT 73
City/Muni/Twp: OSOLO TOWNSHIP

Mortgage Record

Recording Date: 05/13/2009
Document #: 2009-12002 BK-PG -
TD Due Date: 04/16/2014
Loan Amount: N/A
Loan Type: Future Advance Clause/Open End Mortgage
Type Finance:
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V

Mortgage Record

Recording Date: 05/13/2009
Document #: 2009-12001 BK-PG -
TD Due Date: 05/01/2039
Loan Amount: N/A
Loan Type: Unknown
Type Finance:
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V

Prior Transfer

Recording Date: 04/28/2009
Document #: 2009-10487 BK-PG -
Document Type:
Sales Price: $104,500
Type of Sale: Full-Computed from Transfer Tax
Legal Description:

Prior Transfer

Recording Date: 03/21/2006
Document #: 2006-07657 BK-PG -
Contract Date: 03/14/2006
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V Map Ref: MB13 PG12

Prior Transfer

Recording Date: 02/13/2006
Document #: 2006-03733 BK-PG -
Contract Date: 11/22/2005
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V Map Ref: MB13 PG12
City/Muni/Twp: OSOLO

Prior Transfer

Recording Date: 01/25/2006
Document #: 2006-01912 BK-PG -
Contract Date: 11/22/2005
Document Type:
Sales Price: $93,087
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V Map Ref: MB13 PG12
City/Muni/Twp: OSOLO

Prior Transfer

Recording Date: 12/12/2005
Document #: 2005-39258 BK-PG -
Contract Date: 11/22/2005
Document Type:
Sales Price: $93,087
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 73 Subdivision: OCUNTY ACRES SECTION V Map Ref: MB13 PG12
City/Muni/Twp: OSOLO

Prior Transfer

Recording Date: 08/02/2002
Document #: 2002-27816 BK-PG -
Contract Date: 07/29/2002
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V Map Ref: MB13 PG12
City/Muni/Twp: OSOLO

Prior Transfer

Recording Date: 08/02/2002
Document #: 2002-27815 BK-PG -
Contract Date: 07/29/2002
Document Type:
Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax
Legal Description:
Lot: 73 Subdivision: COUNTRY ACRES SECTION V Map Ref: MB13 PG12
City/Muni/Twp: OSOLO

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Area Sales Analysis

Total Area Sales	$50,000	Median # of Bedrooms	3
Median Lot Size	30,623 SF	Median # of Baths	2
Median Living Area	1,394 SF	Median Year Built	1970
Price Range - 2 Yrs	to $50,000	Age Range	27 years to 96 years
Median Value		Median Age	56 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.09Mi.	**51074 WINDING WATERS LN** **ELKHART, IN 46514-6059**	09/28/2026			1524	8/3/2	1972	15,246 SF	
		APN: 20-02-17-102-006.000-026 Document #: 2026-18388 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 117 Subdivision: STURDY OAKSEVENTH SUBDIVISION MapRef: MB 10 PG 89 Abbreviated Description: Lot:117 Subdivision:STURDY OAKSEVENTH SUBDIVISION Map Ref:MB 10 PG 89City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP								
2	.28Mi.	**52341 COUNTRY CT** **ELKHART, IN 46514-9255**	09/28/2026	$50,000	$34	1440	7/3/2	1992	17,293 SF	
		APN: 20-02-19-276-016.000-026 Document #: 2026-18378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Subdivision: COUNTRY ACRES ESTATES MapRef: MB 17 PG 48 Abbreviated Description: Lot:6 Subdivision:COUNTRY ACRES ESTATES Map Ref:MB 17 PG 48City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP								
3	.77Mi.	**26610 PARKVIEW AVE** **ELKHART, IN 46514-5847**	09/24/2026			1296	6/1/1	1942	87,992 SF	
		APN: 20-02-17-376-002.000-026 Document #: 2026-18130 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 49 Subdivision: LAKE VIEW ADDITION MapRef: MB 2 PG 97 Abbreviated Description: Lot:49 Subdivision:LAKE VIEW ADDITION Map Ref:MB 2 PG 97City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP								
4	.51Mi.	**51697 WINDING WATERS LN** **ELKHART, IN 46514-5853**	08/24/2026			2979	8/4/1	1969	59,503 SF	
		APN: 20-02-18-427-009.000-026 Document #: 2026-15925 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Subdivision: WINDING WATERS MapRef: MB 5 PG 98 Abbreviated Description: Lot:9 Subdivision:WINDING WATERS Map Ref:MB 5 PG 98								
5	1.23Mi.	**51350 N SHORE DR** **ELKHART, IN 46514-6343**	08/04/2026			1288	6/3/2	1963	11,021 SF	
		APN: 20-02-17-252-026.000-026 Document #: 2026-14388 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Subdivision: BELLS NORTH SHORE PLACE AT SIMONTON LAKE MapRef: MB 2 PG 126 Abbreviated Description: Lot:4 Subdivision:BELLS NORTH SHORE PLACE AT SIMONTON LAKE Map Ref:MB 2 PG 126								
6	.09Mi.	**52094 COUNTRY ACRES DR** **ELKHART, IN 46514-9750**	08/03/2026			1326	8/3/1	1976	20,299 SF	
		APN: 20-02-19-226-004.000-026 Document #: 2026-14263 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 95 Subdivision: COUNTRY ACRES SECTION II MapRef: MB 11 PG 85 Abbreviated Description: Lot:95 Subdivision:COUNTRY ACRES SECTION II Map Ref:MB 11 PG 85								
7	1Mi.	**51246 SHADY LN** **ELKHART, IN 46514-6063**	07/31/2026			2816	7/3/2	1986	35,981 SF	AboveGround
		APN: 20-02-17-152-005.000-026 Document #: 2026-14178 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 183 Subdivision: STURDY OAK SEVENTEENTH SUBDIVISION MapRef: MB 15 PG 84 Abbreviated Description: Lot:183 Subdivision:STURDY OAK SEVENTEENTH SUBDIVISION Map Ref:MB 15 PG 84City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP								
8	1.04Mi.	**51567 STATE ROAD 19** **ELKHART, IN 46514-5814**	07/30/2026			656	3/1/1	1930	8,712 SF	
		APN: 20-02-17-401-012.000-026 Document #: 2026-14053 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Subdivision: LAKE VIEW ADDITION OSOLO TOWNSHIP MapRef: MB 2 PG 97 Abbreviated Description: Lot:8 Subdivision:LAKE VIEW ADDITION OSOLO TOWNSHIP Map Ref:MB 2 PG 97								
9	.81Mi.	**26660 LAKEVIEW DR** **ELKHART, IN 46514-5861**	07/21/2026			1348	6/2/2	1957	43,996 SF	
		APN: 20-02-17-327-030.000-026 Document #: 2026-13370 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 78 Subdivision: LAKE VIEW ADDITION MapRef: MB 2 PG 97 Abbreviated Description: Lot:78 Subdivision:LAKE VIEW ADDITION Map Ref:MB 2 PG 97City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP								
10	1.15Mi.	**2902 EDWARDSBURG AVE** **ELKHART, IN 46514-2141**	07/10/2026			768	5/2/1	1930	25,265 SF	
		APN: 20-01-24-401-036.000-006 Document #: 2026-12607 Document Type: Price Code: Land Use: Single Family Residential Legal: Sec/Twnship/Range: NW4SE4 S24T38NR04E Abbreviated Description: Sec/Twnship/Range:NW4SE4 S24T38NR04E								
11	.16Mi.	**27500 LAMPLIGHTER LN** **ELKHART, IN 46514-8871**	06/30/2026			1728	10/4/2	1977	16,814 SF	
		APN: 20-02-19-203-001.000-026 Document #: 2026-11713 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 98 Section: 5 Subdivision: COUNTRY ACRES MapRef: MB 13 PG 12 Abbreviated Description: Lot:98 Section:5 Subdivision:COUNTRY ACRES Map Ref:MB 13 PG 12City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP

12	.88Mi.	**51234 STRATFORD DR**	06/29/2026	4050	10/5/3	1999	299,084 SF	Yes

ELKHART, IN 46514-9112

APN: 20-02-18-276-003.000-026 Document #: 2026-11605
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14&15 Subdivision: CHRISTIANA PLACE SECTION ONE MapRef: MB 17 PG 92 Abbreviated Description: Lot:14&15 Subdivision:CHRISTIANA PLACE SECTION ONE Map Ref:MB 17 PG 92

13	.85Mi.	**26522 PARKVIEW AVE**	06/29/2026	1152	6/2/1	1953	43,996 SF	

ELKHART, IN 46514-5866

APN: 20-02-17-376-006.000-026 Document #: 2026-11512
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Subdivision: LOT NUMBERED ADDITION MapRef: MB 2 PG 96 Abbreviated Description: Lot:53 Subdivision:LOT NUMBERED ADDITION Map Ref:MB 2 PG 96City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP

14	.74Mi.	**51354 STRATFORD DR**	06/16/2026	3530	10/4/3	1991	147,059 SF	Yes

ELKHART, IN 46514-9177

APN: 20-02-18-276-009.000-026 Document #: 2026-10620
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8&9 Subdivision: CHRISTIANA PLACE SECTION ONE MapRef: MB 17 PG 92 Abbreviated Description: Lot:8&9 Subdivision:CHRISTIANA PLACE SECTION ONE Map Ref:MB 17 PG 92City/Muni/Twp:OSOLO TOWNSHIP City/Muni/Twp: OSOLO TOWNSHIP

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.	**27345 LAMPLIGHTER LN**	**10/24/2013**	$186,900	$186,900	1,092	8/3/1	1977	14,985 SF	
.02Mi.	**27365 LAMPLIGHTER LN**	**12/04/2023**	$214,600	$214,600	1,888	10/4/2	1980	14,985 SF	
.02Mi.	**27327 LAMPLIGHTER LN**	**06/17/2019**	$190,300	$190,300	1,872	7/3/2	1976	14,985 SF	
.03Mi.	**27350 BITTERSWEET LN**	**03/05/2018**	$183,100	$183,100	1,092	8/3/1	1975	20,996 SF	
.03Mi.	**27332 BITTERSWEET LN**		$195,500	$195,500	1,092	8/3/1	1974	20,996 SF	
.04Mi.	**27383 LAMPLIGHTER LN**		$199,400	$199,400	1,624	9/4/1	1977	14,985 SF	
.04Mi.	**27346 LAMPLIGHTER LN**	**12/31/2015**	$179,900	$179,900	1,400	8/3/1	1977	14,985 SF	AboveGround
.04Mi.	**27305 LAMPLIGHTER LN**		$214,300	$214,300	1,120	7/3/2	1976	16,509 SF	
.04Mi.	**27366 LAMPLIGHTER LN**	**03/28/2012**	$187,400	$187,400	1,120	7/3/1	1977	14,985 SF	AboveGround
.04Mi.	**27328 LAMPLIGHTER LN**	**11/14/2022**	$231,500	$231,500	1,040	7/3/2	1977	14,985 SF	
.04Mi.	**27374 BITTERSWEET LN**	**04/23/2019**	$220,200	$220,200	1,062	9/4/1	1975	20,996 SF	
.05Mi.	**27304 BITTERSWEET LN**	**12/30/2014**	$184,700	$184,700	1,120	8/3/1	1976	22,738 SF	
.05Mi.	**27384 LAMPLIGHTER LN**	**05/02/2018**	$234,100	$234,100	1,280	8/3/1	1977	14,985 SF	
.05Mi.	**27306 LAMPLIGHTER LN**	**10/13/2023**	$240,200	$240,200	1,624	8/3/2	1976	16,509 SF	AboveGround
.06Mi.	**27401 LAMPLIGHTER LN**		$281,200	$281,200	2,312	10/3/1	1977	14,985 SF	Yes
.06Mi.	**27398 BITTERSWEET LN**		$195,400	$195,400	1,008	7/3/1	1976	20,996 SF	

Rent vs. Own

Households Occupied by Renters:	27%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	38.6 years old	Households:	17,109
Median Household Income:	$65,172	Households w/Family:	59%
Household Income Per Capita:	$32,439	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Elkhart Community Schools	Students:	10,714
Number of Schools:	19	Rating:	D

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.60Mi.	**West Side Middle School** Number of Students: 569 Student-Teacher Ratio: 15.28	C-	Public	7 - 8
0.69Mi.	**Mary Feeser Elementary School** Number of Students: 470 Student-Teacher Ratio: 16.02	D+	Public	KG - 6

Flood Report

The Subject Property of **27345 LAMPLIGHTER LN, ELKHART, IN 46514-8872** 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	129%	HIGHER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	82%	LOWER
MURDER	119%	HIGHER
OVERALL	113%	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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